

## COUNCIL – JUNE 19, 2018

### COMMUNICATIONS

<b><u>Distributed June 15, 2018</u></b>		<b><u>Rpt No.</u></b>	<b><u>Item No.</u></b>	<b><u>Committee</u></b>
C1	Mr. Adam Grossi, Humphries Planning Group Inc., Chrislea Road, Vaughan, dated June 5, 2018	21	33	Committee of the Whole
C2	Mr. Michael Melling, Davies Howe, Adelaide Street West, Toronto, dated June 5, 2018	21	33	Committee of the Whole
C3	Mr. Mark R. Flowers, Davies Howe, Adelaide Street West, Toronto, dated June 5, 2018	21	48	Committee of the Whole
C4	Ms. Susan Sigrist, dated June 3, 2018	22	3	Committee of the Whole (Public Hearing)
C5	Deputy City Manager, Planning and Growth Management, dated June 13, 2018	21	40	Committee of the Whole
C6	Deputy City Manager, Planning and Growth Management, dated June 19, 2018	21	24	Committee of the Whole
<b><u>Distributed June 18, 2018</u></b>				
C7	Ms. Cathy Ferlisi, Concord West Ratepayers Association, dated June 17, 2018	21	5	Committee of the Whole
C8	Regional Councillor Ferri, dated June 19, 2018	21	31	Committee of the Whole
C9	City Solicitor and the Deputy City Manager, Planning and Growth Management, dated June 18, 2018	21	35	Committee of the Whole
<b><u>Distributed June 19, 2018</u></b>				
C10	Deputy City Manager, Planning and Growth Management, and the Director of Policy Planning and Environmental Sustainability, dated June 18, 2018	21	33	Committee of the Whole
C11	City Manager, dated June 19, 2018	21	24	Committee of the Whole

**Disclaimer Respecting External Communications**

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Please note there may be further Communications.

## COUNCIL – JUNE 19, 2018

### COMMUNICATIONS

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C12	Mr. Tony Nicoletti, dated June 19, 2018.	21	33	Committee of the Whole
C13	Director & Chief Licensing Officer, By-law & Compliance, Licensing & Permit Services, the Director Policy Planning & Environmental Sustainability and the Director Development Planning, dated June 19, 2018.	21	48	Committee of the Whole

#### **Distributed June 19, 2018** (at the meeting)

C14	Director of Parks Development, dated June 19, 2018	21	39	Committee of the Whole
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#### **Disclaimer Respecting External Communications**

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Please note there may be further Communications.

# HUMPHRIES PLANNING GROUP INC.

Celebrating 15 years 2003-2018

DELIVERED BY EMAIL ONLY

June 5, 2018  
HPGI File: 18539

The Corporation of the City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON  
L6A 1T1

C 1
Communication
COUNCIL: June 19/18
CW Rpt. No. 21 Item 33

**Attn: Mayor Maurizio Bevilacqua & Members of Council**

**Re: New Community Area – Block 27 Secondary Plan  
Study File 26.4.1  
Comments on Behalf of Duplex Electrical Ltd.  
Part of Lot 26, Concession 4  
10871 Jane Street**

Dear Mayor Bevilacqua,

Humphries Planning Group Inc., (HPGI) has been retained by Duplex Electrical Ltd., owner of the lands legally described as Part of Lot 26, Concession 4; and municipally known as 10871 Jane Street in the City of Vaughan – Block 27 (the "subject lands"). The subject lands are located on the east side of Jane Street, north of Teston Road in the Hamlet of Teston. The lands currently support a detached dwelling unit and a detached accessory garage in the rear yard (Refer to Figure 1).



Figure 1: Aerial Photograph of the Subject Lands

216 Chrislea Road  
Suite 103  
Vaughan, ON  
L4L 8S5

T: 905-264-7678  
F: 905-264-8073

[www.humphriesplanning.com](http://www.humphriesplanning.com)  
~ Do Something Good Everyday! ~

The owner is currently using a portion of the existing dwelling and garage to operate an electrical contracting business. The dwelling serves as an administrative office, while the garage is used for the storage of materials. No portion of the subject lands are used for the outside storage use of materials.

The purpose of this letter is to provide comments to the Block 27 Secondary Plan (the "Secondary Plan"), as it pertains to the on-going use of the subject lands. In addition, we wish to formally request notice of any future meetings or decisions pertaining to the Block 27 Secondary Plan.

Per "Schedule B – Land Use Plan" of the draft Block 27 Secondary Plan, the subject lands are proposed to be designated "Low-Rise Mixed Use". The Low-Rise Mixed-Use designation permits a range of dwelling unit types including: townhouses, stacked townhouses, low-rise buildings and institutional Buildings. Live-work units, small scale retail uses, home occupation and office uses are also permitted.

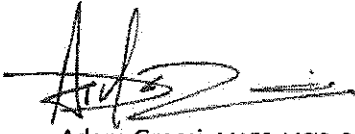
We wish to advise staff that we have no concern with proposed designation of the subject lands and are generally supportive of the applicable policy framework presented as part of the Secondary Plan. That said, we would request that the uses carried out on the lands within the Hamlet of Teston, as identified on "Schedule C – Built Heritage and Cultural Heritage Landscape", including the subject lands be recognized as existing permitted uses.

Section 3.14.5 of the Secondary Plan identifies that Hamlet of Teston as a Cultural Heritage Landscape, recognizing the heritage character of the area. Both the Region of York Official Plan (2009) and the City of Vaughan Official Plan (2010) contain policies that call for the preservation of the character of Hamlets. The policies recognize that small scale industrial, commercial and institutional uses are important aspects of the character of these areas. While it remains our opinion that new development, as permitted in the Secondary Plan, can take place in a manner that is compatible in scale and context with the existing Hamlet; it is also our opinion that the existing uses are an appropriate interim use, in advance of development taking place.

We believe that the recognition of existing uses, particularly as the relates to the subject lands is appropriate, in consideration of the other uses that exist in surrounding area. To the north of the subject lands, also within the Hamlet are a number of small scale commercial and industrial uses including: a surveyor's office, a real estate office, an automobile mechanic shop and an antique shop. These uses, together with the existing residential uses contribute to the unique nature of the Hamlet and should therefore be recognized as part of the Secondary Plan.

Thank you for the opportunity to provide comments to the Block 27 Secondary Plan. Should there be any questions in regards to the information contained herein, please do not hesitate to contact the undersigned at ext. 248.

Yours truly,  
**HUMPHRIES PLANNING GROUP INC.**

A handwritten signature in black ink, appearing to read 'AGrossi', with a long horizontal flourish extending to the right.

**Adam Grossi, MAES, MCIP, RPP**  
Senior Planner

cc. Mr. Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management  
Duplex Electrical Ltd.

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**From:** Clerks@vaughan.ca  
**Sent:** Tuesday, June 5, 2018 9:21 AM  
**To:** Magnifico, Rose  
**Subject:** FW: Block 27 Secondary Plan - Committee of the Whole Agenda Item 5.33 - June 5, 2018  
**Attachments:** Letter to Council - Block 27 Secondary Plan - June 5, 2018.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Adam Grossi [mailto:agrossi@humphriesplanning.com]  
**Sent:** Tuesday, June 05, 2018 9:12 AM  
**To:** Clerks@vaughan.ca  
**Cc:** Schmidt-Shoukri, Jason <Jason.Schmidt-Shoukri@vaughan.ca>; Rosemarie Humphries <rhumphries@humphriesplanning.com>; Gerard C. Borean, J.D. <gborean@parenteborean.com>; 'Michael Capretta' <mike@duplexelectricaltd.com>; Marcus Martins <MMartins@humphriesplanning.com>  
**Subject:** Block 27 Secondary Plan - Committee of the Whole Agenda Item 5.33 - June 5, 2018

To Whom it May Concern,

Please see attached, correspondence on behalf of our client Duplex Electrical Ltd., as it pertains to the above-noted agenda item being considered at today's Committee of Whole meeting. If there are any questions, or if any further information is required, please do not hesitate to contact me. Thank you.

**Adam Grossi MAES, MCIP, RPP**  
**SENIOR PLANNER**

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**HUMPHRIES PLANNING GROUP INC.**  
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t: 905.264.7678 ext 248 f: 905.264.8073 c: 647.923.9879



Michael Melling  
michaelm@davieshowe.com  
Direct: 416.263.4515  
Main: 416.977.7088  
Fax: 416.977.8931  
File No. 702275

June 5, 2018

***Urgent: For Immediate Delivery to Committee of the Whole***

Chairperson Sandra Yeung Racco and  
Members of the Committee of the Whole  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

**By E-Mail Only to [clerks@vaughan.ca](mailto:clerks@vaughan.ca)**

Dear Chairperson Yeung Racco and Members of the Committee:

**Re: Committee of the Whole Meeting of June 5<sup>th</sup>, 2018  
Item 5.33  
New Community Area – Block 27 Secondary Plan Study**

We are counsel to the Block 27 Landowners' Group Inc., the constituent members of which own the bulk of the lands subject to the proposed Secondary Plan. I have attached a list of the Group's Members.

Our client is generally supportive of the revised version of the Secondary Plan which is attached to the Staff Report before you, and is grateful for the opportunity to work with Staff to get the document to this point. However, our client does have some remaining concerns, as follows.

### **Policy Changes**

- **Policy 3.1.2 a. - Density**

This policy should be revised to identify a density target for the Transit Hub Centre on a *per* hectare basis. The following are our client's recommended changes (in bold and italics):

- a. Through the policies of this Plan, the City shall seek to meet an overall ~~density target~~ minimum density of 70 people and jobs per hectare by 2031 for Block 27 and a minimum density ***target*** of 100 people and jobs ***per hectare*** for the Kirby GO – Transit Hub Centre Local Centre – Kirby GO Transit Hub, with a minimum density target of 150 people and jobs ***per***

c <u>2</u>
Communication
COUNCIL: <u>June 19/18</u>
<u>CW</u> Rpt. No. <u>21</u> Item <u>33</u>

**hectare** within 500 metres, an approximate 10 - minute walking distance, of the Kirby GO Station ~~Transit Hub~~.

- **Policy 3.2.3 c. – Low-Rise Residential**

This policy should be expanded to allow all forms of townhouses to be four storeys in height where this will not have an adverse impact on the context and lot configuration. The following is our client's recommended change (in bold and italics):

- c. Townhouse including back-to-back and stacked townhouses. Back-to-back townhouses provide a primary building frontage on two sides, with units sharing a rear wall, to avoid back-lotting onto pathways, lanes and streets. **and All forms of townhouses including alternate built form** may be up to four storeys in height, and will not have an adverse impact on the context and lot configuration ~~and other similar building types; and...~~

- **Policies 3.3.4 and 3.3.5 – Low-Rise Mixed-Use**

This policy should be expanded to increase the maximum building height and FSI at key intersections along Jane Street and Kirby Road to 8-storeys and 3.0 respectively. The following are our client's recommended changes (in bold and italics):

3.3.4 The maximum density in the Low-Rise Mixed-Use designation along arterial roads and the main east-west collector shall be a *Floor Space Index ("FSI")* of 1.5 and the maximum building height shall be five *storeys*. However, the maximum permitted density generally located at the intersections of arterial and collector roads shall be an **FSI of 2.0 3.0** and the maximum building height shall be ~~six storeys~~ **eight storeys save and except lands along the Teston Road corridor** pursuant to the provisions of Section 9.2.3.4 b. to 9.2.3.4 d. of the **VOP 2010**. The minimum height in the Low-Rise Mixed-Use designation shall be two *storeys* or equivalent, ~~excluding~~ with the exception of lands in the Hamlet of Teston as designated on Schedules B and C where building shall not exceed two *storeys*.

3.3.5 ~~The minimum height in the Low-Rise Mixed-Use designation shall be two storeys or equivalent, excluding lands in the Hamlet of Teston as designated on Schedules B and C.~~ In addition, lowrise buildings exceeding five *storeys* along arterial roads and the east-west collector road, as well as low-rise buildings exceeding **six eight storeys** at the intersection of two arterials or arterials and collectors, may be permitted subject to the bonusing provisions of Policy 3.1.3 of this Plan, where appropriate.



- **Policy 3.4.5 – Mid-Rise Residential**

This policy should be clarified to apply to Mid-Rise Residential lands outside the 500m radius. The following is our client's recommended change (in bold and italics):

3.4.5 In addition, Mid-Rise Buildings ***outside of the 500m Radius, as illustrated on Schedule B***, exceeding 8 storeys may be permitted subject to the bonusing provisions of policy 3.1.3 of this Plan, where appropriate.

- **Policy 3.12.3 – Natural Areas Special Study Areas**

This policy should be refined to mandate that the Natural Areas Special Study Areas to be studied, and the results of the study, be implemented through a required official plan amendment. The following are our client's recommended changes (in bold and italics):

If through an Environmental Assessment, and/or equivalent study it is determined appropriate to modify and/or realign the Evaluated Wetlands, Provincially Significant Wetlands and/or drainage features(s) within the Natural Areas Special Study Areas, all efforts shall be made to minimize any resulting negative impacts. Where modifications result in the inability to maintain hydrologic and environmental integrity of wetlands(s) and/or drainage feature(s), then works must be undertaken to provide for Net Positive Environmental Outcomes in accordance with Section 6.4 of this Plan. ~~land use designations and street configurations, including the Natural Areas Evaluated Wetlands designation, in the Natural Area Special Study Areas on Schedule B, Land Use Plan, reflect available information. Additional analysis will be carried out through the Block Plan process to better define key natural heritage features and key hydrologic features in the Natural Area Special Study Areas while ensuring a viable development pattern including a connected, continuous, grid-like street network designed to accommodate all modes of travel. If through the Block Plan process key natural heritage features and hydrologic features require modification and/or realignment of the features~~ ***The results of the Environmental Assessment and/or equivalent study will be finalized through an Official Plan Amendment.*** Where such modification and/or realignment occurs, the applicable policies of the adjacent land use designation shall apply, provided the *development* reflects the results of the monitoring and analysis conducted as part of the Block Plan approval process ~~analysis as follows:~~. In such instances, an Official Plan amendment shall ***not*** be required to redesignate the Natural Areas Special Study Areas. Modifications to Provincially Significant Wetlands shall be authorized by the Ministry of Natural Resources and Forestry.

- **Policies 3.15.2 b. vii. & viii., and g. ii. – Urban Design (Built Form & Retail)**

The numerical requirements should be removed, and the policy defer to the required urban design guidelines. The following are our client's recommended changes (in bold and italics):

- b. vii. Buildings should be designed to create mid-block pedestrian connections, massed and articulated to avoid long building facades. ~~Buildings shall generally not exceed 80m in length.~~
- viii. In mixed-use buildings and all buildings on the "Main Street", grade level units should incorporate a high proportion of transparent glass (***generally 70% or greater***) that allows activity to be seen from the street.
- g. ii. *Retail* buildings should be designed to address the public street with grade level units incorporating a high proportion of transparent glass (***generally 70% or greater***) that allows activity to be seen from the street or display windows. Buildings should have a minimum height of two storeys or equivalent, and a ~~second storey~~ is additional storeys up to the maximum building height encouraged.

- **Policy 4.1.1 d. (Street Network)**

This policy should be further refined. The following are our client's recommended changes (in bold and italics):

- d. Teston Road/Keele Street Study Area

The Teston Road Individual Environmental Assessment ("IEA") is currently underway. The IEA is required to determine the alignment of Teston Road between Keele Street and Dufferin Street. As a result, the York Region of York requires that all future *development* in the northwest quadrant of Keele Street and Teston Road be ***either limited or*** restricted until the completion of the IEA, as shown on Schedule D of this plan.

- **Policy 9.2.3 (Infrastructure)**

This policy should be refined to require all landowners to enter into an agreement(s) to equitably distribute infrastructure costs. The following are our client's recommended changes (in bold and italics):

- 9.2.3 In addition to the policies identified in Chapter 10 of Volume 1 of the Official Plan, the City ***may-shall*** require that landowners enter into an

agreement or agreements to coordinate development and equitably distribute the costs of shared infrastructure, including but not limited to streets and street improvements, water and wastewater services, parkland, Multi-Use Recreational Trail ~~Pathway~~ system, stormwater management facilities, and land for *schools* and other community services.

**Mapping Changes:**

Please see the attached redlined Schedules.

I trust that this is of assistance. Thank you for the opportunity to provide these comments.

Yours sincerely,  
**DAVIES HOWE LLP**

  
Michael Melling  
MM:af

encs. As above  
copy: Mr. David Falletta and Ms. Emma West  
Client

## **BLOCK 27 LANDOWNER GROUP MEMBERS**

Lormel Developments Ltd. (Lormel Homes Ltd.)

Di Poce Consulting Inc. (Di Poce Management Limited)

Keltree Developments Inc.

West Jane Developments Inc. (DG Group)

Gusgo Holdings Ltd. (Nideva Properties Inc.)

Erica La Posta, Peter La Posta, Stephen Di Biase, Adrian Di Biase, Eliana Di Biase

Rosehollow Estates Inc. (Gold Park Group)

Vincenza Petricca

Heathfield Construction Ltd. (Armland Group)

Keele Street Properties Limited

Estate of Giuseppe Battistella, Palmira Battistella

Ferrara Glade Investments Inc. (Armland Group)

Bayview-Wellington Properties Inc. (ARG Group Inc.)

Gold Park (Maple) Inc. (Gold Park Group)

Teston Woods Development Corporation (State Building Group)

Alderlane Estates Inc. (Royal Pine Homes)

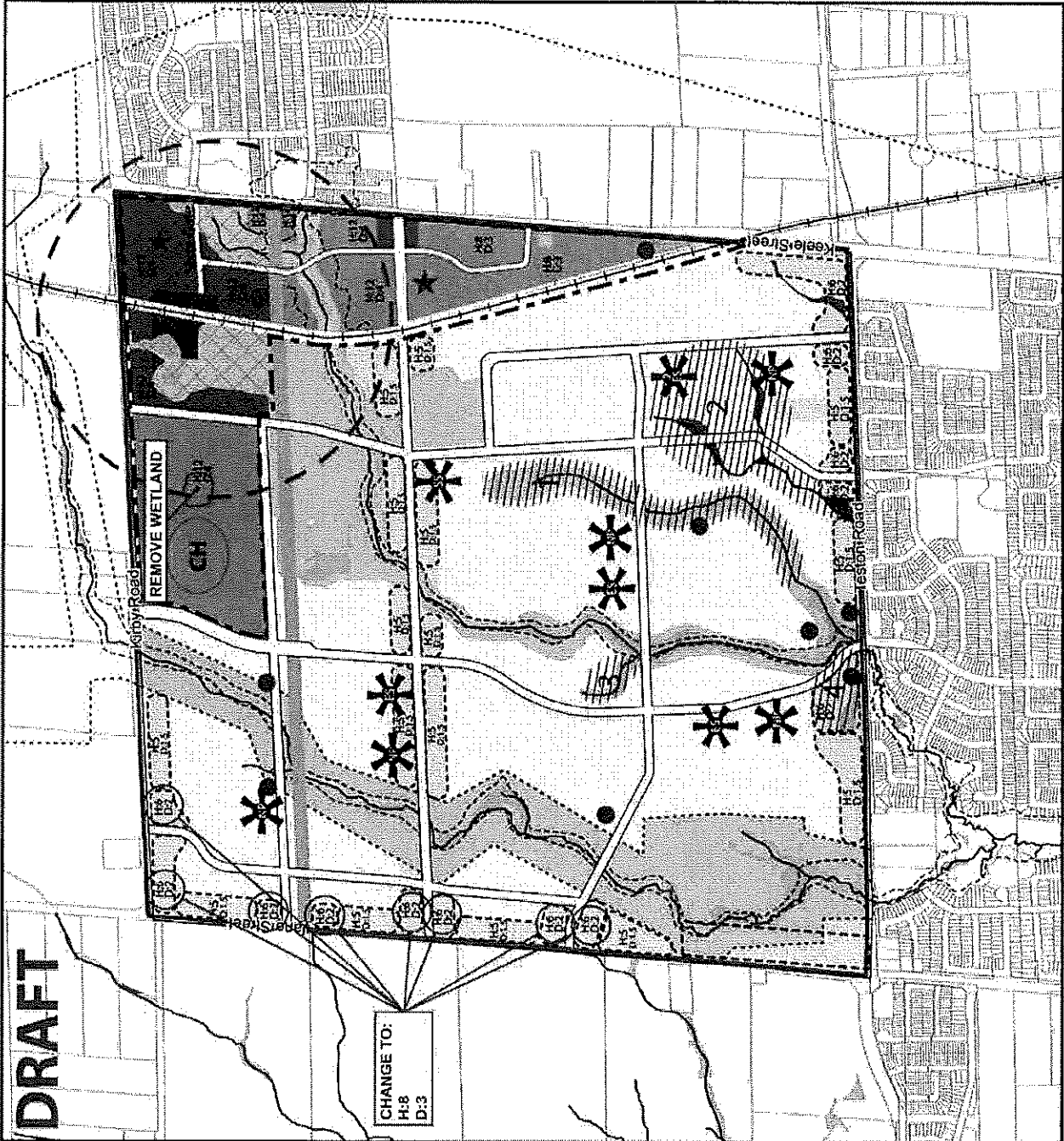
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# SCHEDULE B

BLOCK 27

## LAND USE PLAN

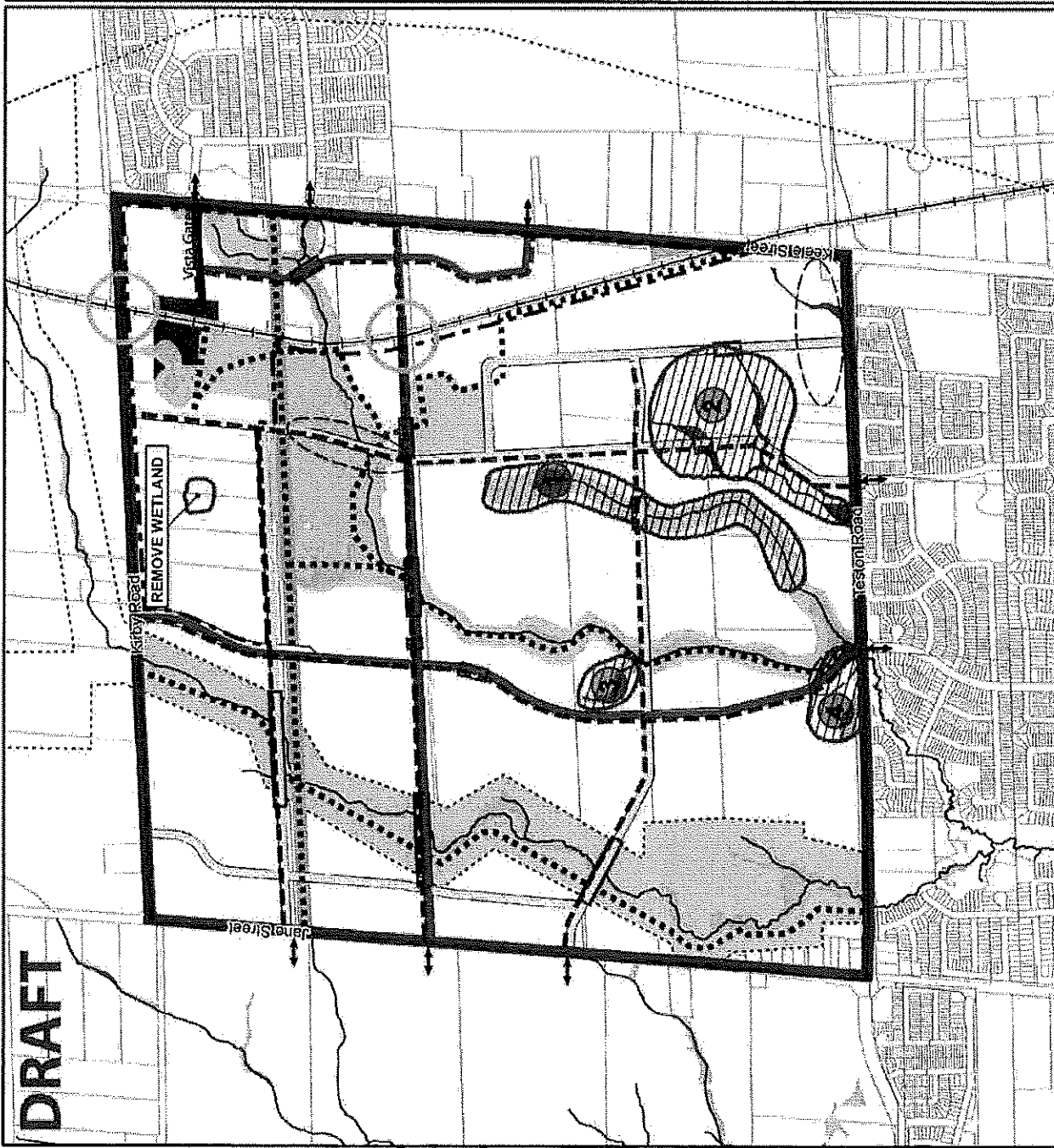
- Legend
- Secondary Plan Area
  - Kirby GO - Transit Hub Centre
  - 500m Radius
  - Transit Hub Special Study Area
  - Potential Enhancement Area
  - Hamlet
  - Low-Rise Residential
  - Low-Rise Mixed-Use
  - Mid-Rise Residential
  - Mid-Rise Mixed-Use
  - Community Hub
  - Transit Hub
  - Neighbourhood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



**DRAFT**

# **SCHEDULED BLOCK 27 MULTI-MODAL TRANSPORTATION NETWORK**

- Legend**
- Secondary Plan Area
  - Kirby GO - Transit Hub Centre
  - Arterial Street
  - Major Collector Street<sup>3</sup>
  - Collector Street<sup>3</sup>
  - Main Street
  - External Connections
  - Grade Separation
  - Route/Alignment Subject to Further Study  
Refer to Policy 4.1.1c and d
  - Transit Hub
  - Separated Cycling Facility
  - Multi-Use Recreational Path
  - Natural Area
  - Potential Enhancement Area
  - Natural Area - Provincially Significant Wetlands
  - Natural Area - Evaluated Wetlands
  - Greenbelt Plan Area
  - Infrastructure and Utilities
  - Railway Line
  - Stream
  - Potential Valley Crossing  
Refer to Policy 4.1.1c and d
- Note: 1. Main Street functions as a Collector Road  
2. See IVNCTMP for description of roads  
3. Route/Alignment subject to further study



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# SCHEDULE E

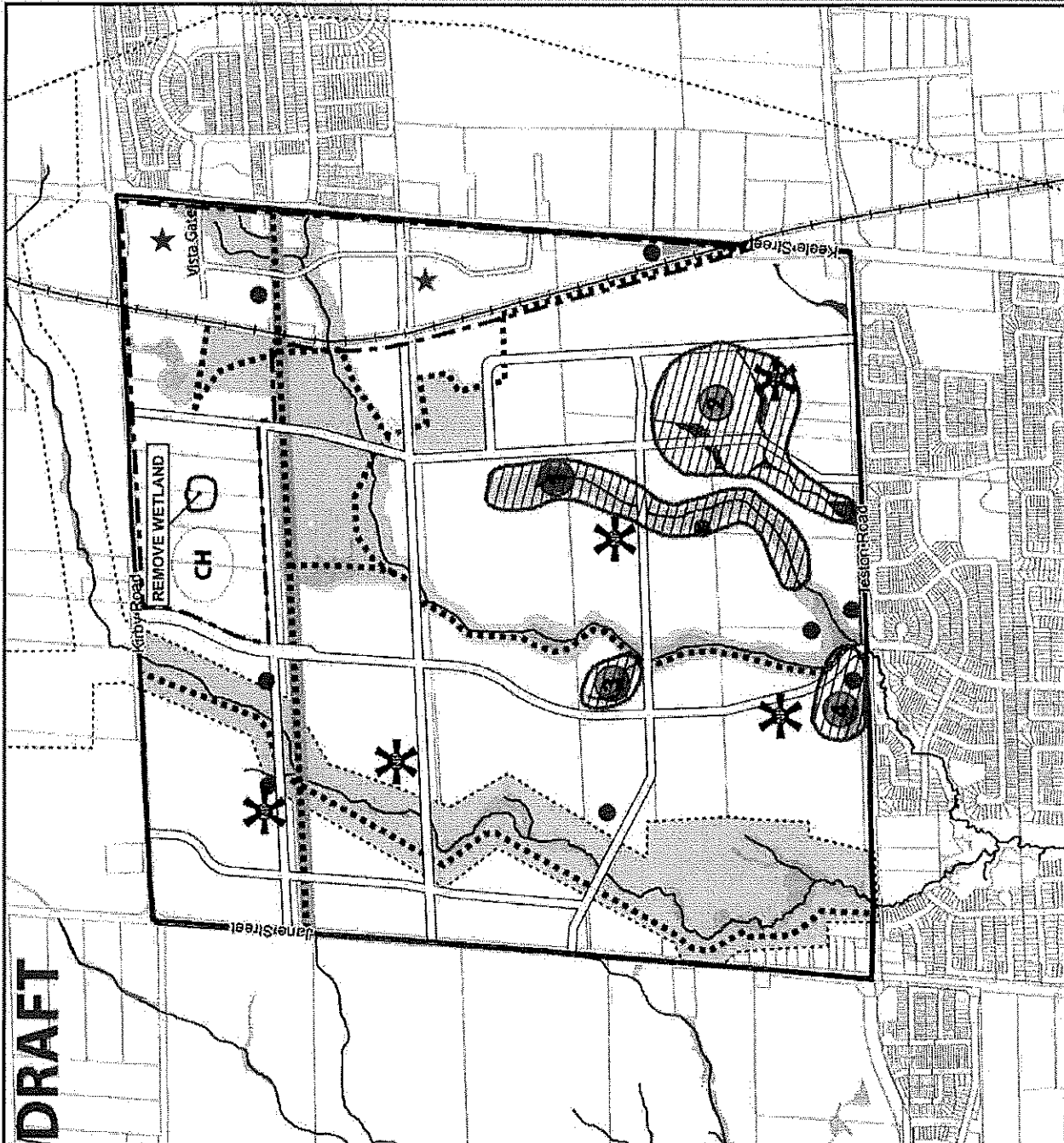
BLOCK 27

## NATURAL HERITAGE NETWORK AND OPEN SPACE SYSTEM

### Legend

- Secondary Plan Area
- Kirby GO - Transit Hub Centre
- Community Hub
- Neighbourhood Park
- Public Square
- Infrastructure and Utilities
- Potential SWM Facility
- Multi-Use Path
- Natural Area
- Potential Enhancement Area
- Natural Area - Provincially Significant Wetlands
- Natural Area - Evaluated Wetlands
- Greenbelt Plan Area
- Railway Line
- Stream
- Natural Area Special Study Area

Note: Location and number of potential SWM to be finalized through the Block Plan/MESP process





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**Subject:** Block 27 Secondary Plan Study - URGENT (702275)  
**Attachments:** Letter from M. Melling to COW re Block 27 Secondary Plan Study (June 5, 2018) (01129946xCDE1C).pdf

**Importance:** High

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**From:** Brittany Willis [<mailto:BrittanyW@davieshowe.com>]  
**Sent:** Tuesday, June 05, 2018 11:00 AM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Cc:** Falletta, David ([dfalletta@bousfields.ca](mailto:dfalletta@bousfields.ca)) <[dfalletta@bousfields.ca](mailto:dfalletta@bousfields.ca)>; Emma West ([ewest@bousfields.ca](mailto:ewest@bousfields.ca)) <[ewest@bousfields.ca](mailto:ewest@bousfields.ca)>; Michael Melling <[MichaelM@davieshowe.com](mailto:MichaelM@davieshowe.com)>  
**Subject:** Block 27 Secondary Plan Study - URGENT (702275)  
**Importance:** High

Good morning,

The attached document is for immediate delivery to the Committee of the Whole.

Thank you,  
Brittany

**Brittany Willis**  
Legal Assistant

Davies Howe LLP  
The Tenth Floor  
425 Adelaide Street West  
Toronto, Ontario M5V 3C1  
416.977.7088

**Davies Howe**   
LAND DEVELOPMENT ADVOCACY & LITIGATION

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June 5, 2018

**By E-Mail**

Committee of the Whole  
City of Vaughan  
Vaughan City Hall  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

c <u>3</u>
Communication
COUNCIL: <u>June 19/18</u>
<u>cw</u> Rpt. No. <u>21</u> Item <u>48</u>

**Attention: City Clerk**

Dear Sirs/Mesdames:

**Re: The Country Club (formerly the Board of Trade Golf Course)  
20 Lloyd Street, Vaughan**

We are counsel to Clubhouse Properties Inc., the owner of the lands known as The Country Club (formerly the Board of Trade Golf Course), which is municipally known as 20 Lloyd Street in the City of Vaughan (the "Lands").

For the reasons set out below, we are writing to request that the Committee of the Whole and City Council reconsider the resolution adopted at the Council meeting on May 23, 2018, and not proceed with any site-specific by-law amendment to the City's tree protection by-law(s) pending the completion of the ongoing City-initiated consultation process.

Late yesterday morning, our client received an email from Gus Michaels, the Director & Chief Licensing Officer of the City's By-Law & Compliance, Licensing & Permit Services Department. In that email, Mr. Michaels cited the following clauses, which he identified as an excerpt from the City Council meeting of May 23, 2018:

1. ***That appropriate staff be directed to request the owners of the Board of Trade Golf Course to formally agree in writing to abide by the provisions of the Private Property Tree Protection By-law as a gesture of good faith toward neighbouring residents, and to do so until such time as the consultations referenced above is concluded and Council takes what action it deems appropriate in light of said consultations; and***

2. ***That failing agreement with the above, that appropriate staff be directed to bring forward no later than the Committee of the Whole meeting of June 5, 2018, a site-specific by-law that subjects the said lands to the provisions of the Private Property Tree Protection By-law, until such time as the consultations referenced above is concluded and Council takes what action it deems appropriate in light of said consultations. [emphasis in original]***

At the time of Mr. Michaels' email, we understand that the Minutes of the May 23, 2018 Council Meeting were not yet available on the City's website. As a result, this was the first time that we became aware of the operative portion of the Council resolution from the May 23, 2018 meeting. Our client subsequently contacted the City Clerk's Office to inquire as to the status of the Council Minutes and only received a copy of the full Council resolution for the first time late yesterday afternoon.

Having just recently received a copy of the relevant excerpt of the Council Minutes, we understand that the preamble clauses to the above Council resolution are as follows:

***Whereas, an application to develop a portion of the Board of Trade Golf Course lands has been withdrawn but is expected to be re-submitted at some future as yet unspecified date; and***

***Whereas, local residents are concerned that trees other than those identified as hazardous to the public may be removed from the site while the application is in abeyance and prior to the completion of the current consultation with golf course and nursery operators as to whether trees on such sites should be covered by the Private Property Tree Protection Bylaw;***

As noted above, clause 1 of the Council resolution directs staff to request the owners of the Board of Trade Golf Course to formally agree in writing to "abide by the provisions of the Private Property Tree Protection By-law as a gesture of good faith toward neighbouring residents ...".

With respect, the above Council direction is vague and uncertain. First, it is our understanding that the "Private Property Tree Protection By-law" was By-law Number 185-2007, which was enacted by City Council on June 11, 2007. However, that by-law has since been repealed and replaced by the City's new "Tree Protection By-law" (By-law Number 052-2018), which was enacted by City Council on April 11, 2018.

Second, it is not clear what is intended by the reference to asking the owners to "abide by the provisions of the Private Property Tree Protection By-law", given that section 3.(2)(e) of the former by-law explicitly stated that a permit is not required to injure or destroy trees on a golf course.

Of note, a tree removal permit is also not required to injure or destroy trees on a golf course under the City's new Tree Protection By-law, which was just passed by City Council less than two months ago.

**It is also important to note that although our client is the owner of the Lands, it is not the operator of the golf course, and is therefore not responsible for any tree maintenance and/or removal that may occur as part of the ongoing operation of the golf course. As such, Clubhouse Properties Inc. is able to confirm that it has not removed any trees from the Lands, and will not remove any trees from the Lands while it is the landlord. Further, if Clubhouse proceeds with a future redevelopment application for the Lands, any tree removal would occur only after all necessary approvals are secured.**

**By contrast, ClubLink Corporation ULC ("ClubLink") is the tenant and the golf course operator on the Lands, and Clubhouse Properties Inc. has no relationship with ClubLink other than as landlord and tenant. Accordingly, Clubhouse Properties Inc. is not able to agree on behalf of, or otherwise bind, ClubLink with respect to any tree maintenance and/or removal that may occur as part of ClubLink's ongoing operation of the golf course.**

Of particular concern is the direction in clause 2 of the Council resolution, which directs staff to bring forward a "site-specific by-law" no later than today's Committee of the Whole meeting, if our client fails to agree to take specific steps that Council has characterized as a "gesture of good faith toward neighbouring residents".

Further, the clause indicates that the site-specific by-law would subject the Lands to the provisions of the Private Property Tree Protection By-law, which, as noted above, has recently been repealed. Conversely, if the intention is to bring forward a site-specific by-law that would amend the recently enacted Tree Protection By-law, the rationale for such an amendment is unclear.

It is our understanding that the Tree Protection By-law was supported by a staff report that was considered by the City's Committee of the Whole at its meeting on March 6, 2018 (the "Staff Report"), and that the Staff Report recommended the continued exemption of golf courses from the need to obtain a tree removal permit.

Further, in response to the Committee's recommendation to remove the exemption for golf courses and nurseries from the requirement to obtain a tree removal permit, staff recommended to Council that it defer adoption of the Committee's recommendation, "allowing City staff to undertake consultations with golf course and nursery owners and upon conclusion provide a report to a future Committee of the Whole with staff's finding and recommendation".

Importantly, staff did not recommend, and Council did not resolve, that the exemption for golf courses be removed pending the completion of the consultations. On the contrary, we understand that Council accepted staff's recommendation at its meeting on March 20, 2018, and enacted the Tree Protection By-law at its meeting on April 11, 2018, which specifically included the exemption for golf courses.

Further, the consultations between City staff and golf course owners/operators has been initiated, but is not yet completed, and we note that our client, as the owner of the Lands, and ClubLink, as the operator of the golf course, are, in good faith, participating in that City-initiated process.

Thus, it is not clear what has changed since March 20 and/or April 11, 2018, which would cause Council to now reconsider its earlier position regarding the exemption for golf courses (and for the Lands in particular), why it would consider doing so on a "site-specific" basis, and why a potential removal of the exemption would be specifically tied to our client failing to agree to a request by Council to make a "gesture of good faith towards neighbouring residents".

As noted above, the preamble to the Council resolution states, in part, that "local residents are concerned that trees ... may be removed from the site while the application is in abeyance and prior to the completion of the current consultation with golf course and nursery operators ...". Similarly, we are also aware that various resident groups, including Keep Vaughan Green and The Friends of Keep Vaughan Green, have advocated that Council remove the exemption for golf courses from the requirement to obtain a tree removal permit.

However, such concerns clearly do not warrant Council passing a site-specific by-law to remove the exemption for the Lands, particularly where City staff recommended the continued exemption for golf courses; where City Council recently enacted the new Tree Protection By-law, which retains the exemption for golf courses; and where City Council recently directed City staff to initiate consultations with golf course owners, which is ongoing.

Accordingly, we request that the Committee of the Whole and City Council reconsider the resolution adopted at the Council meeting on May 23, 2018, and not proceed with any site-specific by-law amendment to the City's tree protection by-law(s) pending the completion of the ongoing City-initiated consultation process.

Kindly ensure that we are notified of any decision(s) made by the Committee of the Whole and/or City Council regarding this matter.

Yours truly,  
**DAVIES HOWE LLP**



Mark R. Flowers  
Professional Corporation

copy: Gus Michaels, Director & Chief Licensing Officer, City of Vaughan  
Claudia Storto, City Solicitor, City of Vaughan  
Client  
Brent Miller, Clublink Corporation ULC

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**Subject:** FW: The Country Club (formerly the Board of Trade Golf Course) - 20 Lloyd Street, Vaughan

**Attachments:** Letter from M Flowers to Committee of the Whole - June 5 2018 (01129685xCDE1C).pdf

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**From:** Mark Flowers [<mailto:markf@davieshowe.com>]  
**Sent:** Tuesday, June 05, 2018 10:09 AM  
**To:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Cc:** Storto, Claudia <[Claudia.Storto@vaughan.ca](mailto:Claudia.Storto@vaughan.ca)>; Michaels, Gus <[Gus.Michaels@vaughan.ca](mailto:Gus.Michaels@vaughan.ca)>  
**Subject:** The Country Club (formerly the Board of Trade Golf Course) - 20 Lloyd Street, Vaughan

Please see the attached letter. Kindly ensure that this submission is brought to the attention of the Committee of the Whole in advance of today's meeting.

**Mark Flowers**  
Direct Line: 416.263.4513

Davies Howe LLP  
The Tenth Floor  
425 Adelaide Street West  
Toronto, Ontario M5V 3C1  
416.977.7088

**Davies Howe**   
**LAND DEVELOPMENT ADVOCACY & LITIGATION**

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**From:** Clerks@vaughan.ca  
**Sent:** Tuesday, June 5, 2018 10:46 AM  
**To:** Magnifico, Rose  
**Subject:** FW: Rizmi hearing Tuesday, 6/5 at 7pm

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

c <u>4</u>
Communication
COUNCIL: <u>June 19/18</u>
CW(PH) Rpt. No. <u>22</u> Item <u>3</u>

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**From:** lafrate, Marilyn  
**Sent:** Tuesday, June 05, 2018 10:32 AM  
**To:** Clerks@vaughan.ca  
**Subject:** FW: Rizmi hearing Tuesday, 6/5 at 7pm

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**From:** Susan Sigrist [REDACTED]  
**Sent:** Sunday, June 03, 2018 11:35 PM  
**To:** Napoli, Christina <Christina.Napoli@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Robert Kenedy [REDACTED]; Iacobelli, Tony <Tony.iacobelli@vaughan.ca>; Rendon, Ruth <Ruth.Rendon@vaughan.ca>; Steve Varga <[REDACTED]>  
**Subject:** Fwd: Rizmi hearing Tuesday, 6/5 at 7pm

Hello Christina,

I've just been made aware of the project below. Please include me in any future development and communication on this project.

I'm also wondering why only some neighbours have been informed about these plans and others excluded. This is a major blow/change that will affect all residents in a large area.

I hope to be able to put together a letter with detailed concerns prior to the committee of the whole meeting, however, if not, I would like to express my objection to this development, that looks to have complete disregard to the sensitive nature of the lands surrounding the smaller "pit" area. I'm referring to ORM core land designated to receive the greatest protection, in addition to being part of the Maple Uplands and Kettle Wetlands ANSI, the McGill ESA, the Upper Don Watershed, and provincially significant wetlands. This land is part of a dry kettle lake surrounded by steep slopes that are actually landslide scars. The MNR has recommended protection of this land as far back as 1996, noting its natural significance; habitat to numerous rare and endangered species of flora and fauna.

Development on the "pit" lands must not encroach onto these significant lands, nor should it be included as part of the planned lots. There is no way that ensures that homeowners will continue to protect these lands, and there is no way that the city can monitor and enforce protection, as the City would never "find out" until after the damage is done.

Just the massive construction of over 400 homes itself would cause serious spreading of construction debris and permanent destruction and disturbance of this previously pristine habitat.

Sincerely,

Susan Sigrist  
Resident of Maplewood Ravines  
June 3, 2018

Susan Sigrist (from my iPhone)

Begin forwarded message:

**Received from a neighbour**

As attached, the Rizmi public hearing for their completed plan for 410 40 foot frontage lots at Dufferin/Kirby is this Tuesday at 7pm.

**DATE: JUNE 13, 2018**

**TO: MAYOR AND MEMBERS OF COUNCIL**

**FROM: JASON SCHMIDT-SHOUKRI, DEPUTY CITY MANAGER, PLANNING AND GROWTH MANAGEMENT**

**RE: COUNCIL MEETING - JUNE 19, 2018**

**REPORT 21, ITEM 5.40 - COMMITTEE OF THE WHOLE  
ZONING BY-LAW AMENDMENT FILE Z.17.022  
DRAFT PLAN OF SUBDIVISION FILE 19T-17V007  
NASHVILLE (BARONS) DEVELOPMENTS INC. & NASHVILLE  
(10 ACRES) DEVELOPMENT INC.**

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### **Recommendation**

The Deputy City Manager, Planning and Growth Management recommends:

1. That Attachment #1b) in the report dated June 5, 2018 for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.17.022 and 19T-17V007 (Nashville (Barons) Developments Inc. & Nashville (10 Acres) Developments Inc.) be deleted and replaced with Attachment #1b) York Region Conditions of Approval, dated February 21, 2018, attached hereto.

### **Background**

The report for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.17.022 and 19T-17V007 (Nashville (Barons) Developments Inc. & Nashville (10 Acres) Developments Inc.) considered at the June 5, 2018 Committee of the Whole Meeting inadvertently included York Region's conditions of approval letter for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.17.024 and 19T-17V008 (Nashville (Barons) Developments Inc.).

It is recommended that Attachment 1b) of Item 5.40 of Report 21 be replaced with York Region's February 21, 2018 conditions of approval letter for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.17.022 and 19T-17V007 (Nashville (Barons) Developments Inc. & Nashville (10 Acres) Developments Inc.), attached to this memorandum.

Attachment

Attachment #1b) - York Region Conditions of Approval

Respectfully submitted,



for:

JASON SCHMIDT-SHOUKRI

Deputy City Manager, Planning and Growth Management

Copy to: Daniel Kostopoulos, City Manager  
Todd Coles, City Clerk  
Mauro Peverini, Director of Development Planning

/LG



## ATTACHMENT 1b)

Corporate Services

File No.: 19T-17V07  
Regional File No.: SUBP.17.V.0033  
Refer To: Joseph McMackin

February 21, 2018

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

Attention: Judy Jeffers, M.C.I.P., R.P.P.

**Re: Draft Plan of Subdivision 19T-17V07 (SUBP.17.V.0033)  
10671 Huntington Road  
Part of Lot 25, Concession 9  
(Nashville Developments (Barons) Inc.)  
City of Vaughan**

York Region has now completed its review of the above noted draft plan of subdivision prepared by Malone Given Parsons Ltd., Project No. 16-2466, dated May 4, 2017. The proposed development is located on lands municipally known as 10671 Huntington Road, south of Nashville Road and on the east side of Huntington Road, in the City of Vaughan. The draft plan of subdivision will facilitate the development of 236 single detached units, and blocks for a medium density mixed-use block, parks, buffers, vistas, open space, CPR berm, CPR greenway, landscape strip, road widening, 0.3m reserves and streets, within a 23.15 ha site.

### **Water Resources**

Regional Water Resources staff advises that the subject property is located within the boundaries for Wellhead Protection Areas A, B, C, D and Q with vulnerability scores of 2, 4, 6, 8, and 10. The development is also partially located within the boundaries for a Highly Vulnerable Aquifer (HVA) and Significant Groundwater Recharge Area (SGRA) under the *Clean Water Act, 2006*. Technical comments relating to the Dense Non-Aqueous Phase Liquids (DNAPLs), Contaminant Management Plan (CMP), Source Water Impact Assessment and Mitigation Plan (SWIAMP), Low Impact Development (LID) measures and best risk management practices, are attached hereto.

### **Sanitary Sewage and Water Supply**

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:

- West Vaughan Sewage Servicing: Humber Pumping Station Expansion (completion 2025)
- 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 review of the Functional Servicing Report (FSR) submitted, it is our understanding that the wastewater and water servicing for the proposed development are connecting to the City of Vaughan wastewater and water infrastructure through adjacent development to the south.

The Owner is advised that the Region's 750 mm diameter Huntington Road watermain is located in the east side of Huntington Road right-of-way and the integrity of the aforementioned pipe is to be maintained at all times during the grading and construction activities for the proposed development.

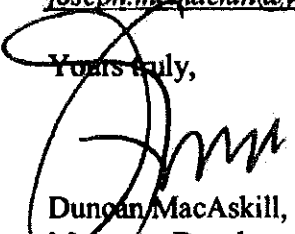
Prior to final approval, the owner shall provide an electronic set of engineering drawings showing the watermain and sewers for the proposed development to the Community Planning and Development Services Division and the Infrastructure Asset Management Branch for record.

#### **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 Joseph McMackin, Associate Planner, at extension 71516 or through electronic mail at [joseph.mcmackin@york.ca](mailto:joseph.mcmackin@york.ca).

Yours truly,

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

JM/

Attachments (2)      Schedule of Conditions  
Water Resources Memorandum dated November 6, 2017

**Schedule of Conditions  
19T-17V07 (SUBP.17.V.0033)  
10671 Huntington Road  
(Nashville Developments (Barons) Inc.)  
City of Vaughan**

Re: Malone Given Parsons Ltd., Project No. 16-2466, dated May 4, 2017

**Conditions to be Included in the Subdivision Agreement**

1. 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.

**Conditions to be Satisfied Prior to Final Approval**

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 provide an electronic set of the final engineering drawings showing the watermains and sewers for the proposed development to the Community Planning and Development Services Division and the Infrastructure Asset Management Branch for record.
4. The Owner shall conduct and submit a Source Water Impact and Assessment Mitigation Plan (SWIAMP), to the satisfaction of the Region, to identify and address any potential water quality and water quantity threats to the municipal groundwater supplies. The SWIAMP shall be prepared by a qualified professional, to the satisfaction of Regional Environmental Services staff in the Water Resources group. The SWIAMP must follow the York Region document Guidance for Proposed Developments in Wellhead Protection Areas in York Region (October 2014).
5. 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:** November 6, 2017

**RE:** **Comments on Draft Plan of Subdivision application 19T-17V07**  
10671 Huntington Road  
City of Vaughan  
(Nashville (Barons) Development Inc.)

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*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 10671 Huntington Road in the City of Vaughan. The Site Plan application is to permit the construction of 236 lots for detached dwellings, 30 blocks for future detached dwellings, 1 block for medium density-mixed-use, a park, a linear park, vista, and open space. . It is Water Resources understanding that the development will be municipally serviced.

The site is within the boundaries for Wellhead Protection Area A (WHPA-A), Wellhead Protection Area B (WHPA-B), Wellhead Protection Area C (WHPA-C), and Wellhead Protection Area D (WHPA-D) with Vulnerability Scores of 10, 8, 6, 4, and 2, Wellhead Protection Area Q (WHPA-Q), Partially within the boundaries for a Highly Vulnerable Aquifer (HVA) and Significant Groundwater Recharge Area (SGRA) 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 October 10, 2017
- Draft Plan of Subdivision prepared by Malone Given Parsons LTD. Dated May 4, 2017
- Source Water Impact Assessment and Mitigation Plan (SWIAMP) Nashville Heights Development Part of Lot 24 Concession 9 Vaughan, Ontario File No. 1-16-0168-46 prepared by Terraprobe, dated May 3, 2017

Water Resources staff has reviewed the documentation listed above and based on the proposal does not have any concerns, subject to the following conditions and comments, 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 Conditions for Draft Plan of Subdivision application:**

Development proposed on the subject property within the Wellhead Protection Area must adhere to the Wellhead Protection Policies outlined in the York Region Official Plan (ROP, 2010) and Regional Official Plan Amendment 5 (ROPA 5, 2013).

1. Prior to Draft Plan of Subdivision approval, the Owner shall conduct and submit a Source Water Impact and Assessment Mitigation Plan (SWIAMP), to the satisfaction of the Region, to identify and address any potential water quality and water quantity threats to the municipal groundwater supplies. The SWIAMP shall be prepared by a qualified professional, to the satisfaction of Regional Environmental Services staff in the Water Resources group. The SWIAMP must follow the York Region document Guidance for Proposed Developments in Wellhead Protection Areas in York Region (October 2014). A SWIAMP is required for any of the activities listed below if they will occur on the site for the storage or manufacture of:
  - a) petroleum-based fuels and or solvents;
  - b) pesticides, herbicides, fungicides or fertilizers;
  - c) construction equipment;
  - d) inorganic chemicals;
  - e) road salt and contaminants as identified by the Province;
  - f) the generation and storage of hazardous waste or liquid industrial waste, and a waste disposal sites and facilities;
  - g) organic soil conditioning sites and the storage and application of agricultural and non-agricultural source organic materials; and,
  - h) snow storage and disposal facilities.

Water Resources has received a SWIAMP (Source Water Impact Assessment and Mitigation Plan (SWIAMP) Nashville Developments Vaughan, Ontario, File No. 1-16-0168-46, prepared by Terraprobe, dated May 3, 2017) that covers this application that was approved May 2017. Water Resources requires confirmation that the SWIAMP is still valid and no updates are required for this portion of the overall development.

**Summary of Comments for Draft Plan of Subdivision application:**

2. Dense Non-Aqueous Phase Liquids (DNAPLs) are prohibited within WHPA-A/B under the Clean Water Act as they are considered significant drinking water threats.

3. 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.
4. 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.creditvalley.ca/low-impact-development/low-impact-development-support/stormwater-management-lid-guidance-documents/low-impact-development-stormwater-management-planning-and-design-guide/>
5. Should significant dewatering be required, a dewatering plan shall be prepared by a qualified person and submitted by the proponent to the Region for approval prior to excavation. If there will be water discharging to the Regional storm or sanitary sewer, it is recommended that the proponent consult with Regional Sewer use by-law group and obtain a dewatering discharge permit as necessary. Please contact the Sewer Use By-law group at [SewerUsebylaw@york.ca](mailto:SewerUsebylaw@york.ca) or 1-877-464-9675.
6. As the site is within a wellhead protection area, Water Resources does encourage the use of best management practices during construction and post construction with respect to the handling and storage of chemicals (such as used oil, degreasers and salt) on site. It is strongly recommended that Risk Management Measures are put in place with respect to chemical use and storage including spill kits, secondary containment, a spill response plan and training.
7. With respect to the use of salt on the property, Water Resources recommends the use of a contractor who is certified by Smart About Salt, and use of best management practices identified in the TAC Synthesis of Best Management Practices for Salt and Snow are followed: <http://tac-atc.ca/en/bookstore-and-resources/free-resources-and-tools/syntheses-practice>

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

AM/db

**DATE:** JUNE 19, 2018

**TO:** MAYOR AND MEMBERS OF COUNCIL

**FROM:** JASON SCHMIDT-SHOUKRI, DEPUTY CITY MANAGER, PLANNING AND GROWTH MANAGEMENT

**RE:** COMMITTEE OF THE WHOLE – JUNE 5, 2018  
ITEM No. 5.24  
DELEGATION OF AUTHORITY REPORT

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**Recommendation**

1. THAT Attachment 1, being Schedule "A" to this Communication, be added as additional delegated authority for the Policy Planning and Environmental Sustainability Department to Schedule "A" of Item 5.24 "DELEGATION OF AUTHORITY" of the Committee of the Whole June 5, 2018.
2. THAT Council authorize the delegation of authority to those members of staff designated in Attachment 1 of this Communication subject to the conditions set out therein, pursuant to Section 23.1 of the *Municipal Act, 2001* and such other applicable legislation, and that said authority be implemented through the enactment of a by-law.

Respectfully submitted,



JASON SCHMIDT-SHOUKRI  
Deputy City Manager  
Planning and Growth Management

Copy to: Daniel Kostopoulos, City Manager  
Todd Coles, City Clerk  
Bill Kiru, Director of Policy Planning and Environmental Sustainability

# SCHEDULE "A"

## DELEGATED AUTHORITY

DELEGATED AUTHORITY	DELEGATE	CONDITIONS / RESTRICTIONS	LEGISLATIVE AUTHORITY	DURATION*
<b>POLICY PLANNING AND ENVIRONMENTAL SUSTAINABILITY</b>				
1. Respond to items at a staff level posted on the Environmental Registry which may include: Provincial Guidelines, Policy Documents, Studies to ensure the City's interests are protected.	Deputy City Manager, Planning and Growth Management	Provide comments at staff level on all land use policy documents, background studies and guideline documents to ensure the City's interests and intent of the City's Official Plan are protected.		Council Summer Hiatus and Election Period between Council Meetings
2. Approve <i>minor</i> amendments to a Council approved Block Plan as long as the intent of the Council approved Secondary Plan or Official Plan (in areas without a Secondary Plan) is maintained.	Deputy City Manager, Planning and Growth Management	Approve minor amendments to Block Plan applications that do not compromise the intent and policies of the City's Official Plan or require an Official Plan Amendment under the <i>Planning Act</i> , and shall be reported to Council once meetings resume.		Council Summer Hiatus and Election Period between Council Meetings
3. Provide responses at a staff level, as requested by the Region of York or any government agency as part of an Official Plan Review or Municipal Comprehensive Review process, to ensure the City's interests are protected. This may include all (draft or final) discussion papers, guidelines, background studies, and policy documents, as necessary.	Deputy City Manager, Planning and Growth Management	Provide comments at staff level on all land use policy documents and matters, to ensure the City's interests and intent of the Vaughan Official Plan policies and processes are protected.		Council Summer Hiatus and Election Period between Council Meetings

**Subject:** Delay of Development  
**Attachments:** letter - delay.pdf; ATT00001.htm

c 7
Communication
COUNCIL: June 19/18
CW Rpt. No. 21 Item 5

**From:** "Ciafardoni, Joy" <Joy.Ciafardoni@vaughan.ca>  
**Date:** June 17, 2018 at 3:54:09 PM EDT  
**To:** "Coles, Todd" <Todd.Coles@vaughan.ca>  
**Cc:** "Liscio, Alexandria" <Alexandria.Liscio@vaughan.ca>  
**Subject:** FW: Delay of Development

**From:** Cathy Ferlisi [REDACTED]  
**Sent:** Sunday, June 17, 2018 3:32 PM  
**To:** Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Alan Shefman <ashefman@vaughan.ca>; Lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Singh, Sunder <Sunder.Singh@vaughan.ca>  
**Cc:** CMI CMI [REDACTED]; Cathy Ferlisi [REDACTED]; Rosetta DePrisco [REDACTED]; Antonietta Giannotti <[REDACTED]>; Lorédana Campoli-Galati [REDACTED]; Teresa Panezutti <[REDACTED]>; Bruno Simioni [REDACTED]; Sabino Catenacci <[REDACTED]>; Vanessa Persichitti [REDACTED]

**Subject:** Delay of Development

Good afternoon,

Attached please find a letter of request regarding file z17.029 and da17.063.

Please review before your meeting of June 19, 2018.

Thank you.

# Concord West Ratepayers Association

---

June 18, 2018

Mayor and Members of Council  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario

Re: Z17.029 and DA17.063

**2215 Steeles Ave. W.**  
PO Box 431  
Toronto, Ontario  
L4K 2L3

**Executive:**

Cathy Ferlisi - President  
Rosetta DePrisco - Vice President  
Antonietta Giannotti - Treasurer  
Loredana Galati - Secretary

**Board Members:**

Mario Bonfini  
Sabino Catenacci  
Antonio Franco  
Teresa Panezutti  
Vanessa Persichetti  
Bruno Simioni

Dear Mayor Bevilacqua and Members of Council,

While the Concord West Ratepayers Association is on record of being in favour of the redevelopment of the above noted property, with some reservations, which have been addressed by the owner; we also understand that the residential neighbours abutting these properties have some concerns. It is in this light, that the CWRA is asking that you delay the approval of this development in order that the owner and the neighbours have a more wholesome discussion in an attempt to resolve some questions and issues that are still not satisfactorily addressed.

We ask that this application be delayed until September 30, 2018.

Respectfully submitted,



Cathy Ferlisi



### MEMBER'S RESOLUTION

<b>Date:</b>	<b>JUNE 19, 2018 – COUNCIL</b>
<b>Title:</b>	<b>TRAFFIC SAFETY AROUND SCHOOLS AND ACTIVE SCHOOL TRAVEL</b>
<b>Submitted by:</b>	<b>Deputy Mayor, Local and Regional Councillor Mario Ferri</b>

**Whereas**, student safety and traffic congestion around school sites are recurring concerns raised by the community; and

**Whereas**, encouraging children to walk, cycle or use other active modes of transportation to school will increase their physical activity; and

**Whereas**, the City employs school crossing guards to increase the safe crossing of students as they travel to and from school; and

**Whereas**, York Region Public Health Services and the School Boards have been a leading advocate in implementing School Travel Planning within the Region; and

**Whereas**, City staff and By-law Officers have been actively engaged with the York Regional Police to address traffic safety issues that involve education, engineering and enforcement; and

**Whereas**, York Region successfully completed a traffic study for Father John Kelly Catholic Elementary School outlining the importance of various partners working together to improve road safety (copy attached); and

**Whereas**, the City is currently undertaking a Traffic Strategy study, which includes development of a Traffic Data Management Program, a Road Safety Program and a Traffic Management and Control Program, aligned with the Term of Council Priorities; and

**Whereas**, the recommendations of the Traffic Strategy are presently scheduled to be presented to Council in Q2 2019; and

**Whereas**, the City can take a leadership role in pulling together the various agencies involved in facilitating road safety education, promoting active travel to school, addressing road safety through engineering measures, strengthening sense of community, promoting healthy life styles and furthering collaboration and efficiencies in service delivery; and

**Whereas**, improving safety around school zones and promoting active school travel align with the following Term of Council Priorities:

- (1) Continue to ensure the safety and well-being of citizens; and
- (2) Continue to develop transit, cycling and pedestrian options to get around the City.

**It therefore recommended:**

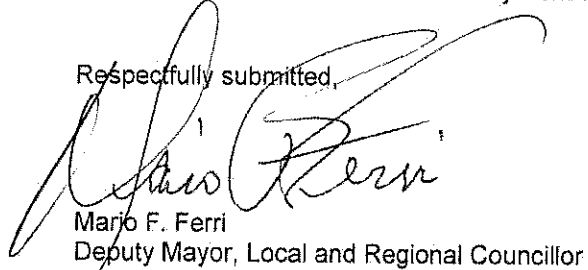
1. That the Traffic Strategy recommendations include the establishment of a formal, staff level Working Group focused on Traffic Safety Around Schools and Active Travel to School, led by the City of Vaughan, and include representation from York Region Transportation Services, York Region Public Health, York Regional Police, York Region District School Board, York Catholic District School Board and Smart Commute North Toronto Vaughan; and

2. That City staff be directed to work with stakeholders to develop a brochure outlining the roles and responsibilities of the various governments, agencies and boards responsible for traffic safety around school zones and promoting active travel to school; and
3. That a copy of this resolution be sent to the Regional Municipality of York, York Regional Police, York Region District School Board, York Catholic District School Board and Smart Commute North Toronto Vaughan.

**Attachment:**

1. Keele Street-Father John Kelly School Zone Safety Review (Executive Summary)

Respectfully submitted,



Mario F. Ferri  
Deputy Mayor, Local and Regional Councillor

BRM-00605686-A0-130

February 2018



Keele Street – Father John  
Kelly School Zone Safety  
Review

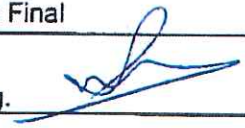

**Regional Municipality of  
York**

**exp Services Inc.**

1595 Clark Boulevard  
Brampton, Ontario L6T4V1

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EXP Quality System Checks	
Project No.: BRM-00605686-A0 Ph130	Date: February 2018
Type of Document: Final	Revision No.: 2
Prepared By: Sadiq Pirani, P.Eng. 	
Reviewed By: Margot Smeenk, P.Eng. 	



## Executive Summary

York Region retained EXP to prepare a safety review of Keele Street near Father John Kelly (FJK) Catholic Elementary School including an assessment of traffic information and data, roadway infrastructure, and traffic operation and provide short- and long-term recommendations on potential safety improvements.

The York Catholic District School Board (YCDSB) decided to close the Our Lady of Peace (OLP) Catholic Elementary School and to send existing OLP students to FJK Catholic English Elementary School and Blessed Trinity Catholic French Elementary School. The parents and community residents have expressed their concerns regarding safety of children crossing the Keele Street (a four-lane arterial roadway) who would not be eligible for school bus transportation. York Region, with the support of the City of Vaughan and YCDSB, have decided to carry out a safety review study to address parents and community residents' concerns. EXP's scope of work under this safety review study included: a review of background information including collision history, speed and volume data; community engagement and consultation with York Region, City of Vaughan and YCDSB staff as well as discussion with FJK School Principal and parents; analysis of video of pedestrian and vehicle movements recorded along Keele Street over 2 weeks in September 2017, with concurrent site visits and observations; traffic operations assessment including level of service (LOS) analyses along Keele Street and mobility assessment at signalized intersections and school access locations; and school zone safety analysis and identification of recommended safety improvements. Additional site visits to observe winter conditions were conducted in December 2017 and January 2018.

The major findings of the study are:

1. There have been no significant vehicular collision issues on Keele Street during school operating hours and the school crossing at Dina Road has operated without noted concern.
2. Vehicular speeds along Keele Street are significantly higher than the posted speed limit (40 km/hr) during peak school operating hours.
3. Most pedestrians, including school children, are crossing Keele Street at the intersections of Dina Road and Fieldgate/Cromwell Drive and do not walk along Keele Street.
4. Existing school safety measures including signal timings are appropriate and beyond that normally expected in school areas. Some signs were seen to be obscured by foliage.
5. On-site circulation is relatively well designed, although drivers waiting for pick-up cause some minor safety concerns.
6. Some motorists block crosswalks or make turn while pedestrians are crossing the street and disregard School Crossing Guards' directions.

7. Along Pentland Crescent, illegal vehicle stopping and parking cause potential traffic and pedestrian's safety hazards.
8. There is a potential safety conflict area at the school's vehicle exit location.

The following are the key safety review study recommendations and action items for stakeholders' consideration;

1. Request that the York Region:
  - Install school zone (40 km/h) signs in front of school
  - Remove foliage obscuring existing signs
  - Install radar speed displays
  - Install "Do Not Block Intersection" signs at Dina Road and Fieldgate Drive
  - Increase traffic enforcement for speeding, disobeying crossing guards, and blocking intersections
  - Consider revised pavement markings or center median adjacent to school
  - Consider reduced lane widths to discourage speeding and to create sidewalk buffer
  - Consider using Automated Speed Enforcement (ASE) units in future, if needed, to address speeding in the school zone
2. Request that the City of Vaughan:
  - Consider making temporary school crossing guard at Keele Street and Fieldgate Drive intersection permanent
  - Provide community education—FJK School safety concerns, applicable regulations, best practices for students, staff and parents/residents
  - Consider parking by-laws enforcement on local streets to discourage parking/stopping near FJK School
3. Request that the York Catholic District School Board:
  - Include the findings of this safety review as part of YCDSB's school transportation assessment in determining the needs for FJK School
  - Consider re-designing on-site layout of FJK School for additional parking stalls, bypass lane and extended sidewalks
  - Consider introducing Safe Routes to School and Active and Sustainable School Transportation (ASST) Programs
  - Consider re-evaluating YCDSB's school transportation policies to improve consistency between neighbourhoods.

4. Request that the Community Residents and Parents:

- Follow traffic rules and parking by-laws including speed limits, school crossing guards and yield to pedestrians, parking and stopping restrictions, and do not block intersections.
- Use dedicated drop-off areas only
- Educate children on traffic and pedestrian safety
- Arrange groups to walk to school
- Help reduce traffic volume during peak periods by adopting active transportation (walking and cycling), use public transit 'and/or' carpooling.



**DATE:** June 18, 2018

**TO:** Mayor and Members of Council

**FROM:** Claudia Storto, City Solicitor  
Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

**RE:** **COMMITTEE OF THE WHOLE REPORT NO. 21, ITEM 5.35**  
**OFFICIAL PLAN AMENDMENT FILE OP.17.010**  
**ZONING BY-LAW AMENDMENT FILE Z.17.026**  
**DRAFT PLAN OF SUBDIVISION FILE 19T-17V009**  
**TESTON SANDS INC.**  
**VICINITY OF DUFFERIN STREET AND TESTON ROAD**

**ACTION: DECISION**

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### **Purpose**

To advise Council of the withdrawal of Teston Sands Inc.'s (the "Applicant") appeal before the Local Planning Appeal Tribunal ("LPAT") with respect to the property municipally known as 1600 Teston Road (the "Subject Property") and the effect of this withdrawal on the recommendations to the Committee of the Whole on June 5, 2018.

### **Recommendation**

That the following recommendations replace the recommendations contained in Committee of the Whole, Report No. 21, Item 35, report of the Deputy City Manager, Planning and Growth Management, dated June 5, 2018:

1. THAT Official Plan Amendment File OP.17.010 (Teston Sands Inc.) BE APPROVED; to amend Site-Specific Policy 13.20 (Attachment #6) of the Vaughan Official Plan 2010 (VOP 2010), Volume 2 to redesignate the Subject Lands from "Natural Areas" to "Low-Rise Residential" subject to the "Low-Rise Residential" policies of VOP 2010.
2. THAT the implementing Official Plan Amendment include the following policy to the satisfaction of York Region:

"The southern portion of the Subject Lands may be affected by the recommendations of the Teston Road Individual Environmental Assessment ("IEA") and that a portion may be subject to the Holding Symbol "(H)" provisions under the Planning Act, implemented through subsequent development applications. If it is determined that the lands are not required for the Teston



Road extension, the underlying land use designations identified in this Plan shall prevail, without the need for further amendment to this Plan. Subsequent development applications will need to be consistent with the findings of the approved Teston Road IEA."

3. THAT Zoning By-law Amendment File Z.17.026 (Teston Sands Inc.) BE APPROVED; to amend Zoning By-law 1-88, to rezone the Subject Lands from "A Agricultural Zone" and "OS5 Open Space Environmental Protection Zone" to "RD1 Residential Detached Zone One", "RD3 Residential Detached Zone Three", "RD3 (H) Residential Detached Zone Three" with the Holding Symbol "(H)", OS1 (H) "Open Space Conservation Zone" with the Holding Symbol "(H)", and "OS5 Open Space Environmental Protection Zone in the manner shown on Attachment #4."
4. THAT the Holding Symbol "(H)" shall not be removed from the lands zoned "RD3(H) Detached Residential Zone Three" with the Holding Symbol "(H)" and "OS1(H) Open Space Conservation Zone" with the Holding Symbol "(H)" as shown on Attachment #4, until the following matters have been addressed to the satisfaction of the City, York Region and the Toronto and Region Conservation Authority:
  - i) For Lots 1 to 5 and Block 92 (Stormwater Management Pond) until York Region has completed the design and is satisfied the vertical and horizontal design is approved or until the Region has sufficient certainty regarding the potential alignment(s) of the Teston Road extension, or in the likelihood of its ultimate approval and construction; and,
  - ii) For Lots 46 to 53, Lots 1 to 7 and Blocks 91 and 92 until such time as the design of Teston Road has been completed and approved by York Region and until an alternative stormwater management solution which does not require these lands is approved by the City, York Region and the Toronto and Region Conservation Authority.
5. THAT the Owner be permitted to apply for a Zoning By-law Amendment application(s) or a Minor Variance Application(s) to the City and/or the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law.
6. THAT Draft Plan of Subdivision File 19T-17V009 (Teston Sands Inc.) as shown on Attachment #4 BE APPROVED; to facilitate a residential plan of subdivision consisting of 87 lots that would be developed with detached dwellings, subject to the Conditions of Draft Plan Approval set out in Attachment #1.
7. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-17V009 (Teston Sands Inc.) shall contain the following clause:

- i) "The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 dwelling 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 Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment."

8. THAT Vaughan Council adopt the following resolution for allocation of water and sewage servicing capacity:

"IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-17V009 (Teston Sands Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 87 residential units (311 persons equivalent).

**Highlights:**

- The Committee of the Whole considered the revised Applications for 87 lots for single detached dwelling units at its June 5, 2018 meeting and recommended that LPAT be advised that the City endorses the recommendations in the Staff Report, including an approval of the Applications subject to conditions.
- On June 11, 2018, the Applicant withdrew its LPAT appeals of the Applications. LPAT acknowledged the withdrawal, confirmed that there are no other appeals on the matter, and closed its file.
- The Region notified the City that the Applicant's Official Plan Amendment application was exempted from Regional approval because it was a routine matter of local significance.
- City Council can now decide on the Applications, and it is therefore appropriate to amend the recommendations so that a decision can be made effective.
- The Applicant withdrew its appeal of the Vaughan Official Plan 2010 (LPAT file no. PL111184) (Appeal #162) on June 18, 2018.

**Background**

The Committee of the Whole considered the Applications at its meeting of June 5, 2018 to enable the City to take a position at the LPAT appeals of the Applications. The Committee of the Whole adopted the recommendations contained in the Staff Report which included a recommendation that LPAT be advised that Council endorses the following recommendations:

- To approve the Official Plan Amendment application subject to implementing a policy requested by York Region;

- To approve the Zoning By-law Amendment application, with Holding Symbols applied to certain zones; and
- To approve the Draft Plan of Subdivision subject to conditions of draft plan approval.

On June 11, 2018, the Applicant, through its lawyer, advised LPAT that it was withdrawing its appeals of the Applications. On the same day, LPAT advised the City Clerk that the appeals were withdrawn, that the Pre-hearing Conference scheduled for November 8, 2018 was cancelled, and that there were no outstanding appeals for that matter and therefore LPAT has closed its file.

On June 13, 2018, York Region advised the City that it considered the Applicant's request to have its Official Plan Amendment application to be exempt from Regional approval, and that it was appropriate to allow the exemption because the application was a routine matter of local significance and does not adversely affect Regional planning policies or interests. This exemption from Regional approval for the Official Plan Amendment application enables an amendment to come into effect following its adoption by City Council and the expiration of the appeal period.

On June 18, 2018, the Applicant, through its lawyer, advised LPAT that it was withdrawing its appeal of the Vaughan Official Plan 2010, which was a site-specific appeal related to its development applications.

### **Previous Reports/Authority**

[Committee of the Whole Report No. 21, Item 5.35, adopted without amendments on June 5, 2018.](#)

### **Analysis and Options**

The *Planning Act* provides that if all appeals for the Applications are withdrawn, then Council may: (1) pass the zoning by-law, (2) proceed to adopt or refuse to adopt the requested official plan amendment, and (3) proceed to make a decision to refuse or give approval on a draft plan of subdivision application.

If Council wishes to ratify the recommendations adopted by the Committee of the Whole at its June 5, 2018 meeting, then it is appropriate to amend the recommendations so that an approval, rather than an endorsement, is provided by Council. A blacklined version of the recommendations adopted by the Committee of the Whole on June 5, 2018 with the proposed revisions to the recommendations, is found at Attachment #1.

### **Financial Impact**

None.

**Broader Regional Impacts/Considerations**

The Applicant applied for, and received, an exemption from Regional approval for its Official Plan Amendment application. The Region is undertaking an Individual Environmental Assessment ("IEA") with respect to the extension of Teston Road. The Region has protected its interests with respect to the road extension by imposing conditions of draft plan of subdivision approval and to remove the 'H' Holding Symbol from the Subject Lands which is tied to the design and approval of the Teston Road expansion, and by including an Official Plan policy stating that the southern portion of the Subject Lands may be affected by the IEA.

**Conclusion**

As the jurisdiction to approve the Applications now resides with Council, it is recommended that Council amends its recommendations with respect to the Applications so that a final decision can be made by way of resolution.

For more information, please contact: Effie Lidakis, Legal Counsel x 8385

**Attachments**

1: Draft resolutions of Council (blacklined version)

**Prepared by**

Effie Lidakis, Legal Counsel, ext. 8385

# Attachment 1

## **Recommendations**

~~THAT the Local Planning Appeal Tribunal ("LPAT") be advised that Vaughan Council ENDORSES the following Recommendations:~~

1. THAT Official Plan Amendment File OP.17.010 (Teston Sands Inc.) BE APPROVED; to amend Site-Specific Policy 13.20 (Attachment #6) of the Vaughan Official Plan 2010 (VOP 2010), Volume 2 to redesignate the Subject Lands from "Natural Areas" to "Low-Rise Residential" subject to the "Low-Rise Residential" policies of VOP 2010.
2. THAT the implementing Official Plan Amendment include the following policy to the satisfaction of York Region:

"The southern portion of the Subject Lands may be affected by the recommendations of the Teston Road Individual Environmental Assessment ("IEA") and that a portion may be subject to the Holding Symbol "(H)" provisions under the Planning Act, implemented through subsequent development applications. If it is determined that the lands are not required for the Teston Road extension, the underlying land use designations identified in this Plan shall prevail, without the need for further amendment to this Plan. Subsequent development applications will need to be consistent with the findings of the approved Teston Road IEA."
3. THAT Zoning By-law Amendment File Z.17.026 (Teston Sands Inc.) BE APPROVED; to amend Zoning By-law 1-88, to rezone the Subject Lands from "A Agricultural Zone" and "OS5 Open Space Environmental Protection Zone" to "RD1 Residential Detached Zone One", "RD3 Residential Detached Zone Three", "RD3 (H) Residential Detached Zone Three" with the Holding Symbol "(H)", OS1 (H) "Open Space Conservation Zone" with the Holding Symbol "(H)", and "OS5 Open Space Environmental Protection Zone in the manner shown on Attachment #4."
4. THAT the Holding Symbol "(H)" shall not be removed from the lands zoned "RD3(H) Detached Residential Zone Three" with the Holding Symbol "(H)" and "OS1(H) Open Space Conservation Zone" with the Holding Symbol "(H)" as shown on Attachment #4, until the following matters have been addressed to the satisfaction of the City, York Region and the Toronto and Region Conservation Authority:
  - i) For Lots 1 to 5 and Block 92 (Stormwater Management Pond) until York Region has completed the design and is satisfied the vertical and horizontal design is approved or until the Region has sufficient certainty regarding the potential alignment(s) of the Teston Road extension, or in the likelihood of its ultimate approval and construction; and,



- ii) For Lots 46 to 53, Lots 1 to 7 and Blocks 91 and 92 until such time as the design of Teston Road has been completed and approved by York Region and until an alternative stormwater management solution which does not require these lands is approved by the City, York Region and the Toronto and Region Conservation Authority.
- 5. THAT the Owner be permitted to apply for a Zoning By-law Amendment application(s) or a Minor Variance Application(s) to the City and/or the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law.
- 6. THAT Draft Plan of Subdivision File 19T-17V009 (Teston Sands Inc.) as shown on Attachment #4 BE APPROVED; to facilitate a residential plan of subdivision consisting of 87 lots that would be developed with detached dwellings, subject to the Conditions of Draft Plan Approval set out in Attachment #1.
- 7. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-17V009 (Teston Sands Inc.) shall contain the following clause:
  - i) "The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 dwelling 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 Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment."
- 8. THAT Vaughan Council adopt the following resolution for allocation of water and sewage servicing capacity:

"IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-17V009 (Teston Sands Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 87 residential units (311 persons equivalent).
- ~~9. Should the Local Planning Appeal Tribunal ("LPAT") approve the applications, then LPAT withhold its final Order on the Official Plan Amendment File OP.17.010, Zoning by-law Amendment File Z.17.026 and Draft Plan of Subdivision File 19T-17V009 until confirmation from the City is received indicating that the Owner's LPAT appeal of Vaughan Official Plan 2010 (File No. PL111184) (Appeal #162) as it pertains to the Subject Lands is resolved to the~~

~~satisfaction of the City Solicitor and Deputy City Manager, Planning and Growth Management.~~

- ~~10. THAT City of Vaughan Staff be directed to attend the LPAT proceedings in support of the Recommendations contained in this report and the Conditions of Draft Approval identified in Attachment #1 for Official Plan Amendment File OP.17.010, Zoning By-law Amendment File Z.17.026 and Draft Plan of Subdivision File 19T-17V009.~~



C <u>10</u>		
Communication		
COUNCIL: <u>June 19 / 18</u>		
<u>cw</u>	Rpt. No. <u>21</u>	Item <u>33</u>

DATE: JUNE 18, 2018

TO: HONOURABLE MAYOR AND MEMBERS OF COUNCIL

FROM: JASON SCHMIDT-SHOUKRI, DEPUTY CITY MANAGER,  
PLANNING AND GROWTH MANAGEMENT

BILL KIRU, DIRECTOR OF POLICY PLANNING AND ENVIRONMENTAL  
SUSTAINABILITY

RE: COMMUNICATION – COUNCIL MEETING, JUNE 19, 2018  
NEW COMMUNITY AREA – BLOCK 27 SECONDARY PLAN STUDY FILE 26.4.1  
ITEM NO.5, REPORT NO. 33  
COMMITTEE OF THE WHOLE – JUNE 5, 2018

BLOCK 27 SECONDARY PLAN  
WARD 1 – BOUNDED BY KEELE STREET TO THE EAST, JANE STREET TO THE  
WEST, TESTON ROAD TO THE SOUTH, AND KIRBY ROAD TO THE NORTH

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#### Recommendation

The Deputy City Manager, Planning and Growth Management and the Director of Policy Planning and Environmental Sustainability recommend:

1. THAT the proposed draft Block 27 Secondary Plan be revised in the manner identified under the Background and Analysis section of the Memorandum dated, June 18, 2018.

#### Purpose

To provide revisions to the proposed draft Block 27 Secondary Plan, being Attachment #4, of item 5.33 New Community Area – Block 27 Secondary Plan Study File 26.4.1 based on comments received from external and internal agencies following the June 5, 2018 Committee of the Whole meeting, and further to the Communication provided by Davies Howe, counsel for the Block 27 Landowners' Group Inc., dated June 5, 2018.

#### Background and Analysis

On June 5, 2018, correspondence was received from Davies Howe, counsel representing the Block 27 Landowners Group. Concerns were identified respecting draft policies contained as part of the proposed draft Secondary Plan. Staff and the Block 27 Landowners Group have discussed the matters and are satisfied that the revised policy language addresses the requirements of the City. Furthermore, subject to comments from both external and internal agencies, additional edits have also been considered. In summary, the following revisions are recommended:

1. **Policy 3.1.2 a. related to terminology used in reference to density has been modified to add the bolded text.:**  
"Through the policies of this Plan, the City shall seek to meet an overall minimum density of 70 people and jobs **combined** per hectare by 2031 for Block 27 and a minimum density **target** of 100 people and jobs **combined per hectare** for the Kirby GO – Transit Hub Centre, with a minimum density target of 150 people and jobs **combined per hectare** for the area within 500 metres, an



approximate 10-minute walking distance, of the Kirby GO Station, **as identified on Schedule B of this Plan.**"

Consistent with Policy 3.1.2 a., Section 5.0 of Part A The Preamble will also be revised to reflect the revised language.

2. **Policy 3.2.3 c. related to back-to-back townhouse has been modified to provide a description for this built form and eliminates the reference to 4 storeys:**

"c. Townhouse including back-to-back, and stacked townhouses. Back-to-back townhouses **are attached low-rise residential forms providing** a primary building frontage on two sides, with units sharing a rear wall, to avoid backlotting onto pathways, lanes and streets, and will not have an adverse impact on the context and lot configuration, **in accordance with policy 3.2.1 of this Plan.**"

It should be noted that although back-to-back townhouses and stacked townhouses are permitted in the "Low-Rise Residential" designation, a combined back-to-back stacked building type is not permitted in the "Low-Rise Residential" designation. Furthermore, the recently approved City-wide Urban Design Guidelines reference back-to-back townhouses as having a maximum 3-storey height limit.

3. **Policy 3.3.4 and 3.3.5 related to building height and Floor Space Index (FSI) for the "Low-Rise Mixed-Use" designation have been modified to allow for an 8 storey building height and an FSI of 3 at key intersections.**

"3.3.4 The maximum density in the Low-Rise Mixed-Use designation along arterial roads and the main east-west collector shall be a *Floor Space Index ("FSI")* of 1.5 and the maximum building height shall be five *storeys*. The maximum permitted density generally located at the intersections of arterial and collector streets along Kirby Road and Jane Street except in the Hamlet of Teston shall be an **FSI of 3.0 and the maximum building height shall be 8 storeys**, pursuant to the provisions of Section 9.2.3.4 b. to 9.2.3.4 d. of the **VOP 2010**. However, the maximum permitted density generally located at the intersections of arterial and collector streets **along Teston Road** shall be an **FSI of 2.0** and the maximum building height shall be six *storeys* pursuant to the provisions of Section 9.2.3.4 b to 9.2.3.4 d. of the **VOP 2010**. The minimum height in the Low-Rise Mixed-Use designation shall be two *storeys* or equivalent, with the exception of lands in the Hamlet of Teston **as indicated on Schedule B and C of this Plan**, where building heights shall not exceed two *storeys*.

3.3.5 **The Bonusing provisions of Policy 3.1.3 of this Plan apply to the Low-Rise Mixed-Use designation. Notwithstanding the bonusing provisions of Policy 3.1.3 of this Plan, these policies shall not apply to the lands located at the intersections of arterial and collector streets along Jane Street and Kirby Road within the "Low-Rise Mixed-Use designation."** Furthermore, **Policy 3.1.3 Bonusing shall not apply to lands within the Hamlet of Teston.**"

With the provision of an additional two storeys in building height from 6 to 8 storeys and increase in the corresponding FSI from 2.0 to 3.0 FSI, Staff support the deletion of policy 3.3.6.

4. **Policy 3.12.3 respecting Natural Areas Special Study Areas respecting the outcome of the Special Study Areas.**

"3.12.3 Where modifications result in the inability to maintain hydrologic and environmental integrity of wetland(s) and/or drainage feature(s), then works must be undertaken to provide for Net Positive Environmental Outcomes in accordance with Section 6.4 of this Plan. **The results of the Environmental Assessment or the necessary technical environmental studies required will be finalized through an Official Plan Amendment...**"

The provision for an Official Plan Amendment has been added to provide greater clarity related to the process through which the findings of the Special Study Areas are finalized.

5. **Urban Design Policies 3.15.2 b.vii.; 3.15.2 b.viii.; 3.15.2 d.vii; 3.15.2 g.ii; and, 3.15.3 a.vi, to remove prescriptive language as appropriate, relying on the City-wide Urban Design Guidelines and future Block 27 Urban design Guidelines to provide the necessary prescriptive level of detail:**

"b.vii. Buildings should be designed to create mid-block pedestrian connections, massed and articulated to avoid long building facades."

Deleting reference to buildings generally not exceeding 80m in length, as this prescriptive language is already included in the City-wide Urban Design Guidelines.

"b.viii. In mixed-use buildings and all buildings on the "Main Street", grade level units should incorporate a high proportion of transparent glass that allows activity to be seen from the street."

"g.ii. *Retail* buildings should be designed to address the public street with grade level units incorporating a high proportion of transparent glass that allows activity to be seen from the street or display windows..."

The revised policy removes reference to the provision for generally 70% transparent glass.

"a.vi. Where development is proposed **along** the TransCanada Pipeline (designated "Infrastructure and Utilities on Schedule B) access to the Multi-Use Recreational Trail shall generally be provided every 150m."

The policy originally referred to the north side of the Multi-Use Recreational Trail along the TransCanada Pipeline, has since been revised to apply generally on either side of the trail where development is proposed.

6. **Policy 4.1.1. d. related to the Individual Environmental Assessment currently underway by the Region of York, has been revised in its entirety;**

"d. The Teston Road Individual Environmental Assessment ("IEA") is currently underway. The IEA is required to determine the alignment of Teston Road and all options for right-of-way requirements are being protected. As such, the general location of lands within Block 27 that may be affected by the realignment are shown on Schedule "D". These lands may be subject to a Holding Symbol ("H") provision under the *Planning Act*, implemented through subsequent development applications. If it is determined through the IEA review that the lands are not required for the realignment, the underlying land use designations identified in this Plan shall prevail, without the need for further amendment to this Plan."

The revised language is consistent with language used for similar situations in other site-specific Official Plans.

7. **Policy 9.2.3 related to Infrastructure and Agreements**

"9.2.3 In addition to the policies identified in Chapter 10 of Volume 1 of the **VOP 2010**, the City **shall** require that landowners enter into an agreement or agreements to coordinate development and equitably distribute the costs of shared infrastructure, including but not limited to streets and street improvements, water and wastewater services, parkland, Multi-Use Recreational Trail system, stormwater management facilities, and land for *schools* and other community services."

The word "may" was deleted and replaced with the word "shall", in keeping with the intent of policy 10.1.1.18 of Vaughan Official Plan 2010.

8. **Policy 9.6.2 related to the Conveyance of Lands**

"9.6.2 To secure the related infrastructure improvements and community facilities required, all new *development* in the Secondary Plan Area that requires the conveyance of land for streets, boulevards, public parks and/or other public facilities, as part of its initial development application process, generally shall proceed by way of the subdivision approval process. Where the City and an applicant agree that a plan of subdivision is not required for an initial phase of *development*, **typically for a small development block**, the City may permit a street, public walkway or public park to be conveyed through the rezoning and/or site plan approval process."

9. **General terminology used throughout the Draft Block 27 Secondary Plan has been modified as related to the need for Environmental Assessments or otherwise.**

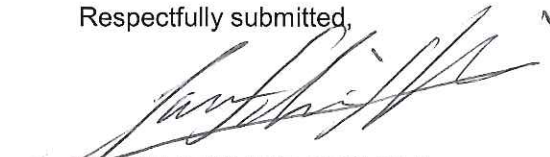
In a number of policies throughout the draft Block 27 Secondary Plan, reference has been made to an "Environmental Assessment or equivalent study". Upon further consideration and in consultation with the affected internal departments the term "equivalent study" will be replaced with "the necessary technical environmental studies required...". Where context appropriate, the words "to implement the street network" will follow.

10. The staff report included reference to an estimated population range for Block 27. Staff address population in reference to density requirements, based on people and jobs combined per hectare.

**Conclusion**

The draft Block 27 Secondary Plan will proceed to Vaughan Council for adoption in Q3 of 2018. Prior to Council adoption all edits to the Draft Secondary Plan including confirmation of policy references throughout the document and corrections to the Schedules to ensure they accurately reflect the text of the Secondary Plan will be made.

Respectfully submitted,



JASON SCHMIDT-SHOUKRI  
Deputy City Manager  
Planning and Growth Management



BILL KIRU  
Director of Policy Planning  
and Environmental Sustainability

Copy to: Daniel Kostopoulos, City Manager  
Todd Coles, Deputy City Clerk



C <u>11</u>		
Communication		
COUNCIL:	<u>June 19/18</u>	
<u>CW</u> Rpt. No.	<u>21</u>	Item <u>24</u>

**DATE:** June 19, 2018

**TO:** Mayor and Members of Council

**FROM:** Daniel Kostopoulos, City Manager

**CC:** Demetre Rigakos, Chief Human Resources Officer

**RE:** Committee of the Whole Report #21, Item #24 Delegation of Authority.

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**Recommendation:**

The City Manager recommends:

1. That the Council receive a confidential verbal communication related to this report in relation to labour relations.

Respectfully submitted,

Daniel Kostopoulos  
City Manager

**COPY:** Demetre Rigakos, Chief Human Resources Officer  
Todd Coles, City Clerk

**Subject:** FW: Comments to Council for New Community Area Block 27 Secondary Plan Study File # 26.4.1.  
**Attachments:** Block27PlanJun19-2018.pdf

**From:** tony nicoletti [REDACTED]  
**Sent:** Tuesday, June 19, 2018 10:27 AM  
**To:** Magnifico, Rose <Rose.Magnifico@vaughan.ca>; Hassakourians, Armine <Armine.Hassakourians@vaughan.ca>  
**Cc:** Kiru, Bill <Bill.Kiru@vaughan.ca>; Rossi, Melissa <Melissa.Rossi@vaughan.ca>; Balfour, Cameron <Cameron.Balfour@vaughan.ca>  
**Subject:** Comments to Council for New Community Area Block 27 Secondary Plan Study File # 26.4.1.

Hi Rose, Armine,

Attached is our comments for Block 27 Secondary Plan.  
We are not be able to attend today's council meeting.  
I am hoping that this letter will be attached and received as a communication for today's Council meeting.

Thanks  
Tony Nicoletti

Tony Nicoletti  
[REDACTED]  
[REDACTED]

June 19<sup>th</sup>, 2018

City of Vaughan  
City Clerk's Office  
2141 Major Mackenzie Dr  
Vaughan, Ontario L6A 1T1

Dear Sir and Madam,

Re: Letter to Council, Tuesday, June 19, 2018 at 1:00pm  
New Community Area Block 27 Secondary Plan Study – File # 26.4.1

I represent the owners of 2939 Kirby Road which is located south east corner of Jane and Kirby Rd.

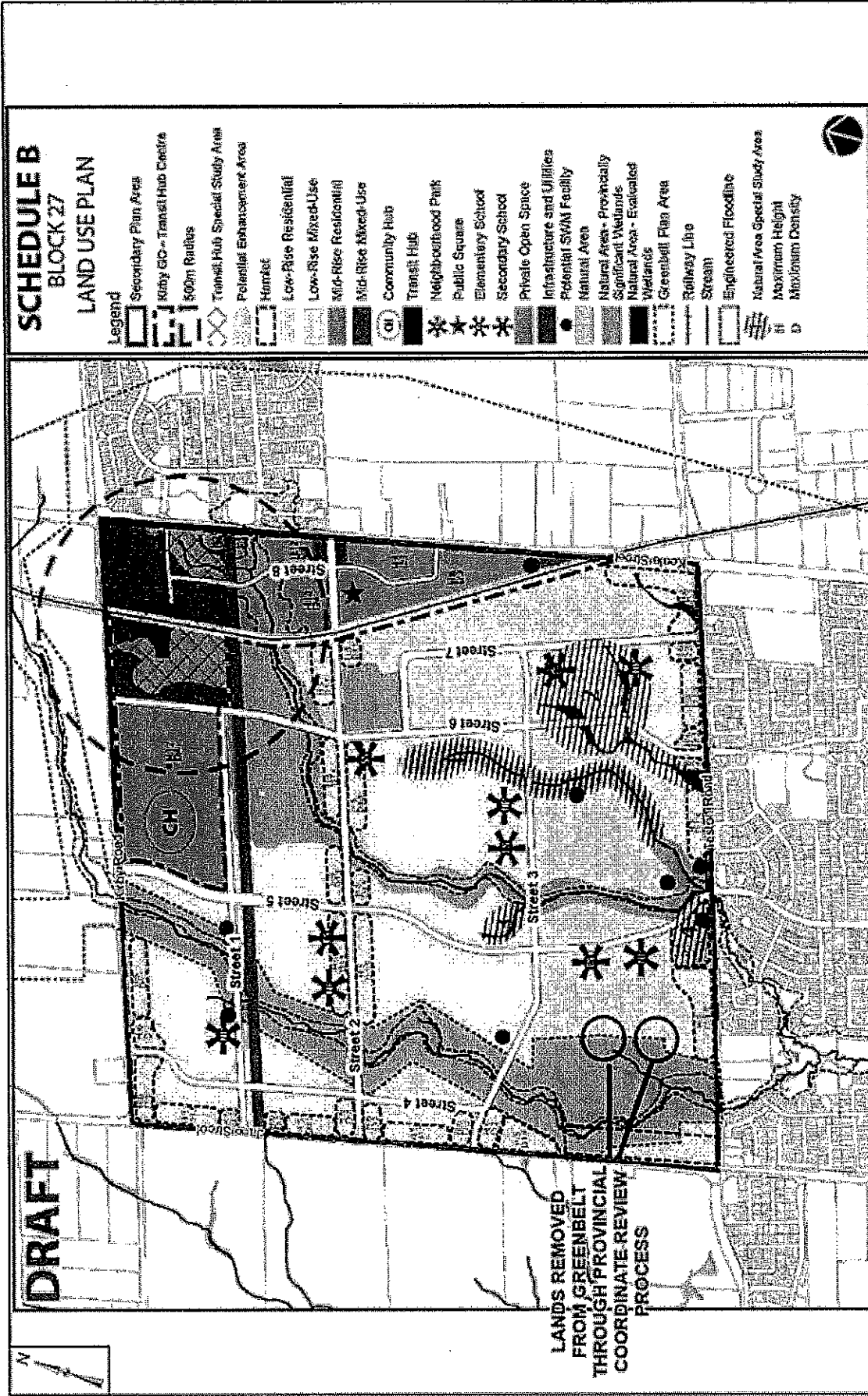
We would like to thank staff for meeting with us on Jun 13<sup>th</sup> 2018 to discuss the draft secondary plan for block 27.

We are concerned and brought to the attention of staff that there are some inconsistencies with the schedules and the policies with this proposed secondary plan for Block 27. Staff did acknowledge that the schedules contain drafting errors that will be adjusted in a following revision.

The inconsistencies that were addressed are:

1. Major collector, Street 5 is shown with a wider road leading to arterial road, Kirby Road. This wider road is not mentioned in the policies and the other 3 Major Collector / Arterial Road connections and not shown similarly. Staff addressed this as a drafting error and to be corrected.
2. Locations for Low Rise Mixed-Use described in policies are not shown on some intersections of Major Collector / Arterial Roads. More specifically, south corner of Jane St. and Street 1 and the west corner of Street 5 and Kirby Rd. Furthermore, Low Rise Mixed use shown at Street 1 should extend to Street 4 similar to as shown on Street 3 and the other intersections with arterial roads.
3. The height and density along Jane St., near Kirby Road intersection should equal the same as shown for height and density at Keele St. and Teston Rd. intersection.
4. To clarify height and density of community hub area west of the 500m radius shown on schedule B. It is understood that the Height of 8 storeys and density of 3.0 applies to this area. Note other areas south of 500m radius do show the Height and Density.

The following page is for reference of street numbers used above and is an excerpt from schedule B, Attachment 3, dated May 31, 2018 which was included in the committee of the whole report for June 5, 2018.



## Block 27 - Land Use Plan

**LOCATION:**  
Lots 26 to 30, Concession 4

**APPLICANT:**  
New Community Areas - Secondary Plan Block 27

Document Path: \\0008\_Archive\Projects\New Community Areas\27-30-4-10-28-4 To Land Use Map.mxd



Attachment

**FILES:**  
26.4.1

**DATE:**  
May 31, 2018

Printed on: 09/12/2018



C <u>13</u>
Communication
COUNCIL: <u>June 19/2018</u>
<u>CW</u> Rpt. No. <u>21</u> Item <u>48</u>

**DATE:** June 19, 2018

**TO:** Honourable Mayor and Members of Council

**FROM:** Gus Michaels, Director & Chief Licensing Officer, By-law & Compliance, Licensing & Permit Services  
Bill Kiru, Director Policy Planning & Environmental Sustainability  
Mauro Peverini, Director Development Planning

**RE:** Committee of the Whole – June 5, 2018  
Report 21, Item 5.48

**THE COUNTRY CLUB, 20 LLOYD STREET, WOODBRIDGE – TREE PROTECTION**

**COMMUNITY IMPACT REVIEW OF BOARD OF TRADE GOLF COURSE DEVELOPMENT PROPOSAL**

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### Purpose

To provide Council with an update in response to the direction of Council at its meeting of May 23, 2018, Committee of the Whole Report 18, Item 23 and the subsequent decision of Committee of June 5, 2018 regarding Addendum Distribution 2 Item 5.48, THE COUNTRY CLUB, 20 LLOYD STREET, WOODBRIDGE – TREE PROTECTION.

### Recommendation

1. THAT Council not proceed with adopting the proposed amendment to the Tree Protection By-law for the property municipally known as 20 Lloyd Street, Vaughan, operated as The Country Club Golf Course;
2. THAT Council allow staff to conclude the public consultation process regarding the City's Tree Protection By-law prior to consideration of a site-specific amendment to the Tree Protection By-law for the subject property;
3. THAT the some of the studies identified in Council's motion of May 23, 2018 should continue to form part of the City's upcoming Municipal Comprehensive Review / Official Plan Review as directed by Council in May 2018; and
4. THAT should Council require that the studies referred to in recommendation 3 be initiated prior to the Municipal Comprehensive Review / Official Plan Review, staff be directed to secure the necessary funding to be approved through the Finance, Administration and Audit Committee in order to undertake the studies in



the current fiscal year, which is anticipated to cost \$500,000, or more, depending on the scope the studies.

### **Report Highlights**

- Staff from By-law & Compliance, Licensing & Permit Services, Policy Planning & Environmental Sustainability, and Development Planning engaged the property owners, Clubhouse Properties Inc. (and their representatives), and ClubLink, operator of The Country Club, in an effort to reach a resolution regarding the trees on the subject property.
- Staff have received written commitment from the property owner and the golf course operator with respect to the trees on the subject property that meets the intent of the resolution.
- Staff are satisfied that through this commitment, an amendment to the Tree Protection By-law being considered by Council is not necessary.
- Policy Planning & Environmental Sustainability and Development Planning staff believe but cannot confirm, that some of the studies identified in the motion continue to form part of the City's upcoming Municipal Comprehensive Review / Official Plan Review as directed by Council in May 2018.
- Based on a cursory assessment of the current studies the Policy Planning & Environmental Sustainability Department is undertaking and/or recently completed, the estimated cost of conducting the requested studies is \$500,000, or more, depending on the scope of the studies.
- Adequate funding will need to be secured from an appropriate funding source and approved through the Finance, Administration and Audit Committee, and Council in order to commence the study in the current fiscal year.
- Staff anticipate the study process will take a minimum of 18 months to complete.

### **Background**

At the Council meeting of May 23, 2018, Committee of the Whole Report 18, Item 23, adopted the following:

- 1) It is therefore recommended:
  1. That appropriate staff be directed to request the owners of the Board of Trade Golf Course to formally agree in writing to abide by the provisions of the Private Property Tree Protection By-law as a gesture of good faith toward neighboring residents, and to do so until such time as the consultations referenced above is concluded and Council takes what action it deems appropriate in light of said consultations;
  2. That failing agreement with the above, that appropriate staff be directed to bring forward no later than the Committee of the Whole meeting of June 5, 2018, a site-specific by-law that subjects the said lands to the provisions of the Private Property Tree Protection By-

law, until such time as the consultations referenced above is concluded and Council takes what action it deems appropriate in light of said consultations; and

- 2) That staff be directed to undertake such studies, which may include, subject to an appropriate funding source, a cultural heritage landscape evaluation, an environmental impact study, an economic analysis, a comprehensive land use analysis, health impact analysis, and a community impact assessment, and retain such consultants as are necessary to address the above City-wide land use planning concerns and prepare any recommended amendments to the City's land use planning policies in respect of infill developments.

### **Tree Protection By-Law**

At its meeting of June 5, 2018, Committee of the Whole adopted the report from the Deputy City Manager, Community Services [Addendum Distribution 2 Item 48. THE COUNTRY CLUB, 20 LLOYD STREET, WOODBRIDGE – TREE PROTECTION] deferring consideration of this matter to the June 19, 2018 meeting of Council to allow The Country Club additional time to confirm whether it will abide by the resolution of Committee.

Following the Committee meeting of June 5, 2018, staff from By-law & Compliance, Licensing & Permit Services, Policy Planning & Environmental Sustainability, and Development Planning engaged the property owners, Clubhouse Properties Inc. (and their representatives), and ClubLink, operator of The Country Club golf course in an effort to reach a resolution to this matter. As a result of these discussions, the property owners (Clubhouse Properties Inc.) and the operator (ClubLink) have confirmed the following:

The property owner has provided written confirmation that it:

- 1) Will not remove any trees on the property municipally known as 20 Lloyd Street, unless carried out in accordance with the necessary planning approvals required for development of any portion of the property.

The operator has provided written confirmation that it:

- 1) Will continue to manage its tree inventory in accordance with the Regional Municipality of York Forestry Conservation By-law, and as part of their regular landscape maintenance and tree management plans that include annual pruning and care;
- 2) Will continue to undertake all related work in accordance with good horticultural practices;
- 3) As a show of good faith, in a circumstance where a protected tree as defined by the City's Tree Protection By-law #052-2018 is being considered for removal, the operator will consult with staff from the City's Forestry department prior to proceeding;

- 4) Invite City staff to attend the property at any reasonable time to investigate any public concerns, should they arise; and
- 5) That both the owner and operator have agreed that these commitments will be honoured until such time as staff have concluded their consultations regarding the City's Tree Protection By-law and Council has had time to consider staff's findings and recommendations; expected in the first quarter of 2019.

It is important to note that aside from the above, the property owner and golf course operator are actively participating in the over-all consultation process being undertaken by staff.

### **Planning Study Request**

Vaughan Council directed that the following studies be commissioned by staff:

- a cultural heritage landscape evaluation
- an environmental impact study
- an economic analysis
- a comprehensive land use analysis
- a health impact analysis
- a community impact assessment

Staff recommend that some of these studies should form part of the Municipal Comprehensive Review / Official Plan Review. In some cases, the intent of the study is unclear. As such, staff should be provided with a clear understanding of what the expectations are for each study. In order to properly scope and inform the requested studies, staff recommend that some of the studies be undertaken upon the submission of a development proposal which would provide a basis to allow for a more fulsome review.

Based on a cursory assessment of the current studies the Policy Planning & Environmental Sustainability Department is undertaking and/or recently completed, the estimated cost of conducting the requested studies is \$500,000, or more, depending on the final scope of the studies. The completion of the identified studies would in effect be a blended Secondary Plan/ Block Plan process based on the policies of VOP 2010. Adequate funding will need to be secured from an appropriate funding source and approved through the Finance, Administration and Audit Committee, and Council in order to commence the study in the current fiscal year. Staff anticipate the study process will take a minimum of 18 months to complete.

A Health Impact Analysis is not a typical study that is sought in the planning context of a Municipal Comprehensive Review or a site-specific development proposal nor does it form part of the regulatory framework. The City of Vaughan has never undertaken such a study before. In the case of the Glen Abbey development proposal a Health Impact Analysis was not identified by Oakville Town Council or Town staff as being required as part of the development review process. Staff recommend that before proceeding, additional research be undertaken by staff confirming the appropriate scope and/or potential impacts of conducting such a study.

## **Conclusion**

This communication responds to the two items from the May 23, 2018 Committee of the Whole Report 18, Item 23. Staff have undertaken the necessary analysis and engaged the identified stakeholders in an effort to satisfy the direction of Council.

Given the commitment provided by the property owner and golf course operator with respect to trees, staff believe that the property owner and golf course operator are acting in good faith and have substantially met the intent of Item 1 of the decision of Committee, as outlined above.

Staff believe that the need to proceed with an amendment to the Tree Protection By-law is no longer necessary.

In addition, Council directed that staff undertake a number of studies and retain such consultants, as are necessary, to address the City-wide land use planning concerns as they relate to the Country Club (formerly the Board of Trade) proposal. In order to conduct these studies, it is anticipated that the cost of the required studies will be \$500,000, which may need to be refined based on the exact scope, and final Terms of Reference for each study. Funding will need to be secured through a budget request in the 2018 fiscal year. In addition, the study process will take a minimum of 18 months to complete. Staff also recommend additional research be undertaken to confirm the appropriate scope and/or potential impacts of conducting a Health Impact Analysis.

Therefore, staff recommend that Council adopt the recommendations as outlined within this communication.

Respectfully submitted,



**GUS MICHAELS**

Director & Chief Licensing Officer  
By-law & Compliance, Licensing & Permit Services



**BILL KIRU**

Director of Policy Planning  
and Environmental Sustainability



**MAURO PEVERINI**

Director of Development Planning

Copy to: Daniel Kostopoulos, City Manager  
Todd Coles, City Clerk  
Mary Real, Deputy City Manager, Community Services  
Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth  
Management

**DATE: JUNE 19, 2018**  
**TO: MAYOR & MEMBERS OF COUNCIL**  
**FROM: JAMIE BRONSEMA – DIRECTOR OF PARKS DEVELOPMENT**  
**SUBJECT: COUNCIL MEETING – JUNE 19, 2018**

**REPORT NO.21, ITEM NO 39  
ZONING BY-LAW AMENDMENT FILE Z.17.024  
DRAFT PLAN OF SUBDIVISION FILE 19T-17V008  
NASHVILLE (BARONS) DEVELOPMENTS INC.  
WARD 1 - VICINITY OF HUNTINGTON ROAD AND NASHVILLE**

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**Purpose**

The purpose of this communication is to confirm that the dedication of parkland associated with Draft Plan of Subdivision File 19T-17V008 is not required as this community will be serviced by a 1.58ha Neighbourhood Park to be located west of the CP railway in Draft Plan of Subdivision File 19T-17V007.

The Owner proposes to dedicate 0.26ha of land comprising Block 52 Linear Park to the City as shown on Attachment 4, which is considered to be over-and-above the base amount of parkland dedication being provided in the balance of Block 61W. A redline revision of Attachment 4 with respect to this block is not required.

In addition, consideration for the design and development of playground facilities within the linear park block or open space lands of this development may be proposed by the Owner during the detailed design and development approvals process which, if feasible, will be provided as an enhanced feature at no cost to the City.

Respectfully submitted,



Jamie Bronsema,  
Director of Parks Development

Copy to: City Clerk