

**CITY OF VAUGHAN  
COMMITTEE OF THE WHOLE (2)  
ADDENDUM AGENDA**

**(NOTE: ADDENDUMS WILL REQUIRE A TWO-THIRDS VOTE OF THE MEMBERS  
PRESENT TO BE ADDED TO THE AGENDA)**

**This is an Electronic Meeting. The Council Chamber will not be open to the public. Public comments can be submitted by email to [clerks@vaughan.ca](mailto:clerks@vaughan.ca). For deputations, please register by contacting Access Vaughan at 905-832-2281 or [clerks@vaughan.ca](mailto:clerks@vaughan.ca)**

**Tuesday, June 16, 2020**

**2:00 p.m.**

**Council Chamber**

**2nd Floor, Vaughan City Hall**

**2141 Major Mackenzie Drive**

**Vaughan, Ontario**

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**Pages**

**4. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION  
INCLUDING MEMBERS RESOLUTION(S)**

Addendum Listing

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## Committee of the Whole (2) Report

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**DATE:** Tuesday, June 16, 2020

**WARD(S):** 4

**TITLE: ROYAL 7 DEVELOPMENTS LTD – EXPO 3 & 4  
DRAFT PLAN OF CONDOMINIUM (STANDARD)  
FILE: 19CDM-19V008  
VICINITY OF MAPLECRETE ROAD AND HIGHWAY 7  
2908 & 2916 HIGHWAY 7**

**FROM:**

Mary Reali, Acting Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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**Purpose**

To seek draft approval from the Committee of the Whole for Draft Plan of Condominium (Standard) File 19CDM-19V008 to create condominium tenure for the residential portions of the two approved 39-storey mixed-use buildings, including associated parking spaces and locker units, that were approved through Site Development File DA.16.111 as shown on Attachment 3.

**Report Highlights**

- This report recommends draft approval of Draft Plan of Condominium (Standard) File 19CDM-19V008 to create condominium tenure for the residential portions of the development consisting of two 39-storey mixed-used buildings as per the corresponding approved Site Development File DA.16.111, subject to the Conditions of Draft Approval in Attachment 1.

**Recommendation**

1. THAT Draft Plan of Condominium Standard File 19CDM-19V008 (Royal 7 Developments Ltd) BE DRAFT APPROVED, as shown on Attachments 5 to 13, subject to the Conditions of Draft Approval in Attachment 1.

## **Background**

The subject lands are located in the southeast corner of Maplecrete Road and the future Barnes Court extension and are municipally known as 2908 and 2916 Highway 7 (the 'Subject Lands') and represent Phase 2 of the Royal 7 Developments Ltd master plan as shown on Attachment 4. The proposed development has been constructed and are partially occupied. The surrounding land uses are shown on Attachment 2.

## **Previous Reports/Authority**

Previous reports relating to this application can be found on the following links:

[Item 1, Committee of the Whole \(Public Hearing\) Report No. 14 \(April 10, 2017\)](#)

[Item 13, Committee of the Whole Report No. 17 \(May 16, 2017\)](#)

## **Analysis and Options**

The purpose of the Draft Plan of Condominium Application (File 19CDM-19V008) is to create condominium tenure for the residential portions of the approved mixed-used buildings (Towers 3 and 4), as per the corresponding Site Development File DA.16.111, which was approved by Vaughan Council on May 16, 2018, to permit two 39-storey buildings on a 2 to 6-storey podium with ground-related commercial uses. Vehicular access to the Subject Lands are provided via Maplecrete Road and a private north-south street (Street B) located immediately east of the subject lands, which is subject to a public access easement that was granted through Vaughan Committee of Adjustment on February 6, 2020 (Files B036/19 and B003/20). Pedestrian access is also provided via Barnes Court.

The residential portion of Towers 3 and 4 will consist of unitizing residential units, parking stalls, locker units and common shared facilities including, but not limited to, the lobby, corridors, garage and recycling room, mail room, elevators, amenity areas, etc. The ground-floor commercial units are not subject to this application and are proposed to be of freehold tenure. Royal 7 Developments Ltd will maintain ownership of the commercial units. The Application consists of the following:

- 861 residential units
- Residential Gross Floor Area of 74,715 m<sup>2</sup>
- 889 parking spaces in 4 levels of underground parking of which only 850 spaces comply with Zoning By-law standards

- 479 bicycle parking spaces located below grade and at-grade of which 437 are allocated for residential tenants and 42 are allocated to residential visitors and commercial uses

The Application is generally in accordance with the approved site plan shown on Attachment 3.

#### Residential Visitor and Commercial Parking

All 889 underground parking spaces located on the Subject Lands are proposed to be unitized and sold to residential purchasers of Towers 3 and 4. The development requires 130 residential visitor and commercial parking spaces. These 130 parking spaces are proposed to be located in the adjacent underground parking garage (Strata Parking Garage) that is located immediately west of the subject lands, in the southwest corner of Maplecrete Road and the future Barnes Court extension. The Strata Parking Garage is proposed to be in a stratified title arrangement located under the future public park as shown on Attachment 4. The Strata Parking Garage will consist of 4 levels of underground parking with portions of its parking spaces allocated to serve the needs of visitors and commercial uses for Towers 3, 4 and 5, as well as paid commercial public parking. The site plan submitted for both the public park and Strata Parking Garage are currently under review by staff.

Since construction of the Strata Parking Garage is not yet completed, the Owner proposes to provide the required 130 residential visitor and commercial parking spaces at the Riviera Events and Convention Centre (Riviera Centre) on an interim basis, located immediately east of the subject lands. In order to support the interim parking spaces to serve the residential visitor and commercial parking needs of Tower 3 and 4 on the Riviera Centre lands, the Owner provided a Parking Study to examine the feasibility of this arrangement and demonstrate that it would not impact the current functionality and needs of the Riviera Centre operations. The Parking Study concluded that the surface parking lot on the Riviera Centre lands has the capacity to satisfactorily meet the parking supply requirements of both the Towers 3 and 4 and the Riviera Centre operations. Transportation Engineering staff has reviewed the Parking Study and supports the conclusions of the Study.

To facilitate the interim parking arrangement on the Riviera Centre lands, a temporary parking agreement will be required between Riviera Centre and Royal 7 Development Ltd until such time as the Strata Parking Garage is constructed and operational to serve the residential visitor and commercial parking needs of Towers 3 and 4. A condition to this effect is added to Attachment 1 - Conditions of Draft Approval.

### Residential Parking

Of the 889 residential parking spaces located in the 4 underground levels on the Subject Lands, 39 of the 889 residential parking spaces do not meet the City's requirements as per Zoning By-law 1-88, as amended, which requires a parking space size of at least 2.7 m by 6.0 m. The sizes of the 39 deficient spaces ranges between a minimum of 2.71 m to 3.0 m in width and 5.10 m to 5.3 m in length. The Owner will be required to advise purchasers that these 39 spaces do not comply with the City's requirements for a standard size parking stall. A condition to this effect is included in Attachment 1 – Conditions of Draft Approval.

### ***The Application conforms to the VOP 2010 and the VMC Secondary Plan***

The Subject Lands are designated "Neighbourhood Precinct" by the Vaughan Metropolitan Centre Secondary Plan (VMCSP) which forms part of Volume 2 of the Vaughan Official Plan 2010. The VMCSP envisages primarily residential uses complemented by community amenities (e.g. parks and daycare facilities) and retail and service commercial uses, in a mix of high-rise, mid-rise, and low-rise buildings types (e.g. apartment dwellings and townhouses) on lands designated Neighbourhood Precinct. The development proposal includes two 39-storey apartment buildings and yields a density of 4.33 FSI (floor space index). Section 9.3.4 and Area B on Schedule K – Site Specific Policy Areas of the VMCSP recognizes the OMB approved Zoning By-law 287-2008 (Exception 9(1248)) for the Subject Lands, together with consideration of minor variances that are in keeping with the objectives, policies and schedules of the VMCSP. The development and condominium application conform with the VMCSP.

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

The Subject Lands are zoned C9 Corporate District Zone by Zoning By-law 1-88, subject to site-specific Exception 9(1248). The development is permitted and complies with all the requirements of Zoning By-law 1-88 and a number of approved minor variances that were granted by the Committee of Adjustment. As a condition of approval, the Owner must submit an "as-built" survey to the satisfaction of the Building Standards Department, prior to the registration of the final condominium plan.

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

Upon a successfully completed application, site inspection and executed agreement as determined by the City, the Condominium Corporation may be eligible for municipal waste collection services. Should the Condominium Corporation be deemed ineligible by the City or choose not to enter into an agreement with the City for municipal collection service, all waste collection services shall be privately administered and shall

be the responsibility of the Condominium Corporation. A condition to this effect is included in Attachment 1 – Conditions of Draft Approval to advise the future Condominium Corporation regarding waste collection services and responsibilities.

### **Financial Impact**

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

### **Broader Regional Impacts/Considerations**

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

### **Conclusion**

Draft Plan of Condominium (Standard) File 19CDM-19V008 conforms to the VOP 2010, complies with Zoning By-law 1-88, as amended, and is generally in accordance with the approved site plan. Accordingly, the VMC Program recommends draft approval of the Application, subject to the conditions set out in Attachment 1.

**For more information**, please contact: Jessica Kwan, Senior Planner, at extension 8814

### **Attachments**

1. Conditions of Draft Approval
2. Context & Location Map
3. Approved Site Plan (File DA.16.111)
4. Royal 7 Developments Master Plan
5. Draft Plan of Condominium (Standard) – Ground Level
6. Draft Plan of Condominium (Standard) – Ground Level (Mezzanine)
7. Draft Plan of Condominium (Standard) – Level 2
8. Draft Plan of Condominium (Standard) - Level 3
9. Draft Plan of Condominium (Standard) - Level 4
10. Draft Plan of Condominium (Standard) - Levels 5-30
11. Draft Plan of Condominium (Standard) – Levels 31-40
12. Draft Plan of Condominium (Standard) – Underground Levels 1 & 2
13. Draft Plan of Condominium (Standard) – Underground Levels 3 & 4

### **Prepared by**

Jessica Kwan, Senior Planner, extension 8814

Amy Roots, Senior Manager VMC, extension 8035

Christina Bruce, Director VMC Program, extension 8231



**ATTACHMENT NO. 1**

**CONDITIONS OF DRAFT APPROVAL**

**DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-19V008 (“THE  
PLAN”)  
ROYAL 7 DEVELOPMENTS (“THE OWNER”)  
BLOCK 28 AND PART OF BLOCKS 12, 13, 14, 15 AND 18 ON PLAN 65M-4490  
CITY OF VAUGHAN (“THE CITY”)**

**THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-19V008, ARE AS FOLLOWS:**

**City of Vaughan Conditions**

1. The Final Plan shall relate to a Draft Plan of Condominium, prepared by Krcmar Surveyors Ltd, drawing file No. 00-202DC03a dated November 18, 2019.
2. Prior to the execution of the Condominium Agreement, the Owner shall submit a pre-registered Plan of Condominium to the Planning and Growth Management Portfolio, VMC Program.
3. Prior to final approval, the Owner shall enter into a Condominium Agreement with the City of Vaughan and shall agree to satisfy any conditions that the City may consider necessary that may be outstanding as part of Site Development File DA.16.111.
4. The following provision(s) shall be included in the Condominium Agreement:
  - a) The Condominium Corporation shall be responsible to regularly clean and maintain all driveway catch basins.
  - b) Private garbage and recycling collection, snow removal and clearing shall be the responsibility of the Condominium Corporation.
  - c) The Owner and/or Condominium Corporation shall supply, install, and maintain mail equipment to the satisfaction of Canada Post.
  - d) Upon a successfully completed application, a site inspection, and the execution and registration of an agreement with the Vaughan Environmental Services Department, Solid Waste Management Division as determined by the City, the Condominium Corporation will be eligible for municipal waste collection services. Should the Condominium Corporation be deemed ineligible by Vaughan or choose not to enter into an agreement with Vaughan for municipal collection services, all waste collection services

shall be privately administered and shall be the responsibility of the Condominium Corporation.

- e) The Condominium Corporation shall be responsible for all required maintenance works and associated capital improvements for the walkways, which would include but is not limited to the site furnishing, pedestrian lighting, hardscape and associated landscape works. The Condominium Corporation is to perform regular maintenance to ensure that the pedestrian path of travel is accessible and safe for public use to the satisfaction of the City .
- f) Prior to the discharge of any water originating from a source other than the City's water supply, including water originating from groundwater accumulating or collected on private lands ("Private Groundwater") from the lands into the City's storm sewer system, the Owner shall obtain a Discharge Permit for Long-Term Ground Water Discharge ("Discharge Permit") from the City and install all works to carry out such discharge ("Discharge and Related Works") in accordance with the terms and conditions of the Discharge Permit, all to the City's satisfaction.
- g) The Owner and/or Condominium Corporation's right to discharge Private Groundwater from its lands into the City's sewer system is subject to the following conditions:
  - i) The Owner and/or Condominium Corporation is and continues to remain in good standing under this Agreement and the Discharge Permit, which includes but is not limited to the Owner and/or Condominium Corporation's satisfactory payment of any rate, charge, fee or fine due and owing to the City pursuant to any City enacted by-law; and
  - ii) The Discharge and Related Works shall be in compliance of all terms and conditions of this Agreement, the Discharge Permit and the Sewer Use By-Law 087-2016, as amended.

In the event of the Owner and/or Condominium Corporation's failure to comply with any of the above noted terms and conditions, the City shall immediately suspend, terminate or revoke any discharge privileges granted under this Agreement and the Discharge Permit.

- h) The Declaration shall require that the Budget for the common elements, and Notes to the Budget, include details regarding the nature and cost of the waste removal service and its implication on monthly fees paid by each unit owner. Buyers and all future buyers will be made aware of this service through the Condominium Declaration that is registered on title.



- i) The Declaration shall include the following statements:
  - i) The condominium development is to be maintained in accordance with the Approved Site Plan. The Condominium Corporation is responsible for maintaining the lands denoted in the Draft Plan of Condominium in this regard. Any alterations may require amendments to the Approved Site Plan and approval by the City;
  - ii) The Condominium Corporation, unit owners and occupants must comply with all provisions of the Zoning By-Law 1-88, as amended, applicable to the lands denoted on the Draft Plan of Condominium, pursuant to Section 34 of the *Planning Act*, or as varied, pursuant to Section 45 of the *Planning Act*;
  - iii) The Condominium Corporation is responsible for ensuring that construction anywhere within the common elements or units is authorized by the City and complies with the applicable provisions of the Ontario Building Code, in force from time to time and all applicable laws;
  - iv) All building facades are deemed to be common elements and are to remain consistent with the details of the Approved Site Plan;
  - v) The common elements (including all internal sidewalks) shall be maintained free and clear of any obstructions or encumbrances;
  - vi) All fire routes located within the condominium shall remain free and clear of any obstructions or encumbrances, including vehicles and outdoor storage;
  - vii) No outdoor storage shall be permitted on the lands denoted in the Draft Plan of Condominium, in accordance with Zoning By-Law 270-2004 and the Approved Site Plan;
- j) The Owner and/or Condominium Corporation shall include the following warning clauses in the Condominium Declaration and all Agreements of Purchase and Sale and confirm same to the City. Where such clauses have not been included in all Agreements of Purchase and Sale, the solicitor for the Declarant shall confirm that all purchasers have been advised of these clauses:
  - i) Purchasers/Tenants and unit owners are advised that the areas described as Unit 16 on Parking Level 1 and Units 58-77, both inclusive, and 209-228, both inclusive, on Parking Level 4 do not

meet the City of Vaughan's requirements for a standard sized parking unit in accordance with its By-law 1-88, as amended.

- ii) Purchasers and unit owners are advised that the required 130 parking spaces for the purposes of serving residential visitors and commercial uses for the lands denoted in the Draft Plan of Condominium are not located on the premises and do not form part of the common elements, but will be available as paid parking in an underground parking garage under the future public park located on the southwest corner of Maplecrete Road and the future Barnes Court extension. The 130 spaces are considered to be exclusive uses available to all unit owners, occupants and patrons within that garage. Purchasers and unit owners are further advised that on an interim basis, these 130 parking spaces will be available as paid parking located on the adjacent lands to the east (currently known as the Riviera Events & Convention Centre Inc) that are municipally known as 2800 Highway 7, until such time as that underground parking garage has been constructed.
  - iii) Purchasers/Tenants and unit owners are advised that the ground floor commercial units are freehold and are not part of the Condominium Corporation and are subject to reciprocal operation agreement(s) between the Condominium Corporation and Commercial Components related to matters including but not limited to easements, maintenance, repair and replacement of shared-facilities, cost-sharing and insurance.
- 5. Prior to final approval, the Condominium Agreement shall be registered on title against the lands to which it applies, at the cost of the Owner.
  - 6. Prior to final approval, the Owner shall submit an "as-built" survey to the satisfaction of the Building Standards Department.
  - 7. Prior to final approval, the Owner shall submit evidence that the Certificates of Official for approvals related to Consent to Sever Files B036/19 and B003/20 have been issued as they relate to the granting of easements in favour of the Condominium Lands over private Street 'B'.
  - 8. Prior to final approval, the Owner shall provide evidence that a Temporary Parking Agreement is entered into with the Owners of the Riviera Events and Convention Centre that is municipally known as 2800 Highway 7, to allow the use of its parking lot to accommodate 130 paid parking spaces for the purposes of exclusively serving the residential visitor and commercial uses of the lands denoted in the Draft Plan of Condominium on an interim basis, for a period of 21 years less a day or until such time that the ultimate parking spaces are provided at the underground

parking garage located at the southwest corner of Maplecrete Road and the future Barnes Court extension, whichever occurs first, to the satisfaction of the City.

9. Prior to final approval, a Section 119 restrictive covenant shall be registered on title to the underground parking garage for the purposes of limiting the term of any parking space rentals to a term of 24 hours or less and for restricting the use of the parking garage for any purposes other than a parking garage and controlling the duration of parking for a period of 999 years in favour of the City's Strata Park lands, to the satisfaction of the City.
10. Prior to final approval, the Owner and their Solicitor and Land Surveyor shall confirm that all required easements and rights-of-way for utilities, drainage and construction purposes have been granted to the appropriate authorities.
11. Prior to final approval, the Owner shall confirm to the Planning and Growth Management Portfolio, VMC Program that they have paid all taxes levied, all additional municipal levies, if applicable, development charges and all financial requirements of the lands denoted in the Draft Plan of Condominium as may be required by the Financial Planning and Development Finance Department. The Owner also certifies acknowledgement of responsibility for the payment of all taxes levied to date, both interim and final, and all taxes levied upon the land after execution of this Agreement, if required, until each unit covered under this Condominium Agreement is separately assessed.

York Region Conditions:

12. Prior to final approval, the Owner shall provide confirmation that all of the conditions of Site Plan Approval issued for the subject property on June 25, 2018 under Regional File No. SP-V-007-17 (SP.17.V.0186), have been satisfied.
13. Prior to final approval, the Owner shall demonstrate how the recommendations of the Traffic Demand Management Plan by Mark Engineering, dated April 2017, have been and will be implemented.
14. The Owner shall include the following clause in all Agreements of Purchase and sale and/or Lease, Condominium Agreement, Condominium Declaration:
  - a) Despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants.

Canada Post Conditions:

15. Prior to final approval, the Owner shall satisfy the following conditions of Canada Post:
- a) The owner/developer will provide the building with its own centralized mail receiving facility. This lock-box assembly must be rear-loaded, adjacent to the main entrance and maintained by the owner/developer in order for Canada Post to provide mail service to the tenants/residents of this project. For any building where there are more than 100 units, a secure, rear-fed mailroom must be provided.
  - b) The owner/developer agrees to provide Canada Post with access to any locked doors between the street and the lock-boxes via the Canada Post Crown lock and key system. This encompasses, if applicable, the installation of a Canada Post lock in the building's lobby intercom and the purchase of a deadbolt for the mailroom door that is a model which can be retro-fitted with a Canada Post deadbolt cylinder.

Bell Canada Conditions:

16. Prior to final approval, the Owner shall satisfy the following condition of Bell Canada:
- a) The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements".

Canadian National Railway Conditions:

17. Prior to final approval, the Owner shall satisfy the following conditions of the Canadian National Railway:
- a) The Owner covenants and agrees to include the following warning clause in all agreements of Purchase and Sale or Lease for each dwelling unit within 1000 metres of MacMillan Yard and/or the railway right-of-way:  
  
"Warning: Canadian National Railway Company or their assigns or successors operate the MacMillan Yard within 1000m of the lands, including the possibility that the railways or their assigns or successors as aforesaid may expand their operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the

development and individual dwelling(s). Canadian National Railway will not be responsible for any complaints or claims arising from the use of such facilities and/or operations on, over or under the aforesaid yard, railway and/or right-of-way.”

- b) That prior to final plan approval of the plan of condominium, the Owner shall grant an environmental easement for operational noise and vibration emissions, and arrange to have this easement registered against the Owner’s property in favour of CN at its sole cost. The Owner shall pay CN’s costs in preparing and negotiating the easement.

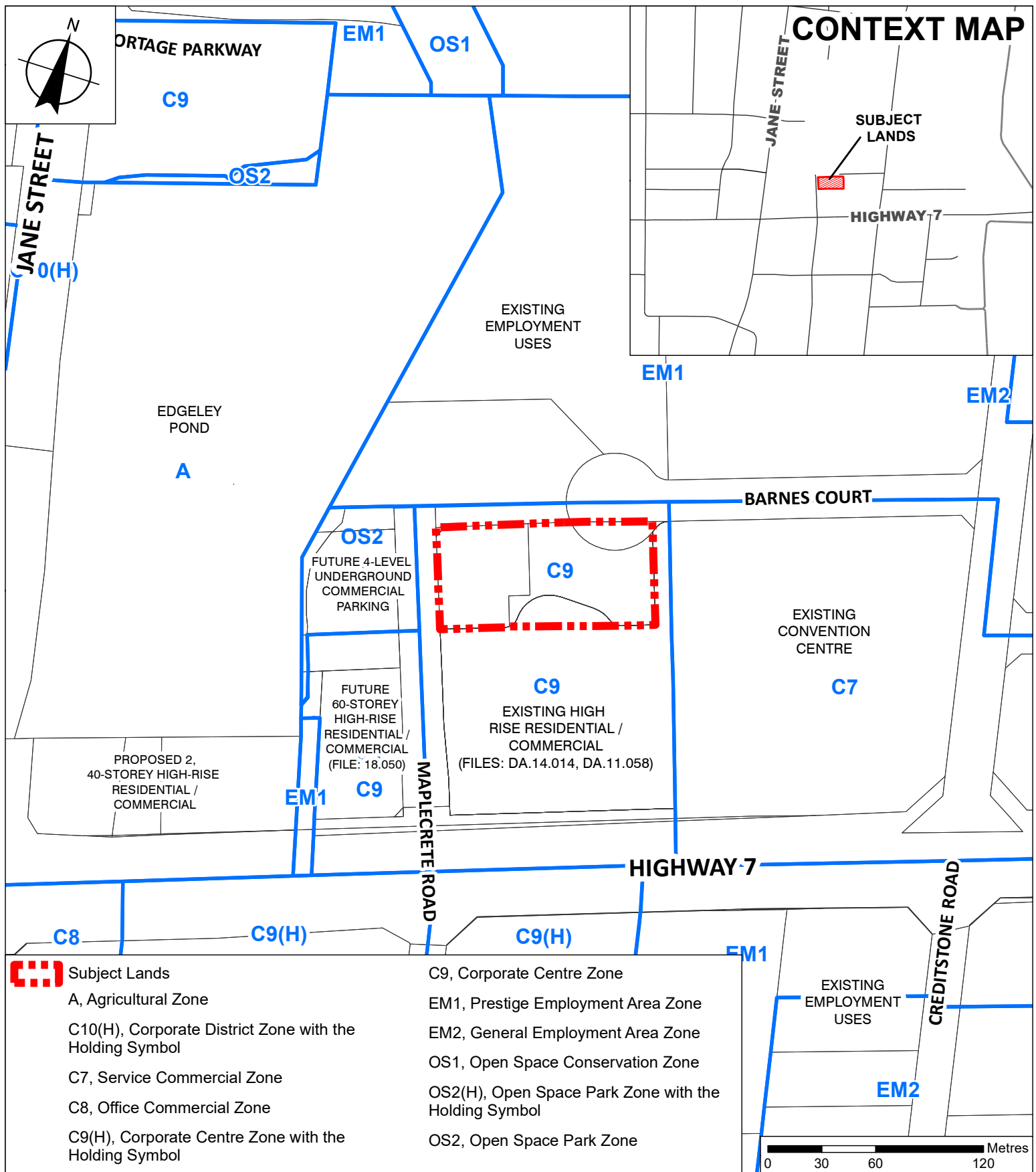
Enbridge Gas Inc. Conditions:

- 18. Prior to final approval, the Owner shall satisfy the following condition of Enbridge Gas Inc.:
  - a) The applicant will provide all easement(s) to Enbridge Gas Inc. at no cost. In the event a pressure reducing regulator station is required, the applicant is to provide a 3 metre by 3 metre exclusive use location that cannot project into the municipal road allowance. The final size and location of the regulator station will be confirmed by Enbridge Gas Inc.’s Customer Connections department.

Clearances

- 19. The City of Vaughan Planning and Growth Management Portfolio, VMC Program shall advise that Conditions 1 to 11 have been satisfied.
- 20. York Region Community Planning and Development Services shall advise that conditions 12 to 14 have been satisfied.
- 21. Canada Post shall advise that condition 15 has been satisfied.
- 22. Bell Canada Services shall advise that condition 16 has been satisfied.
- 23. Canadian National Railway shall advise that condition 17 has been satisfied.
- 24. Enbridge Gas Inc. shall advise that condition 18 has been satisfied.





## Context and Location Map

**LOCATION:**  
2908 & 2916 Highway 7;  
Part of Lot 6, Concession 4

**APPLICANT:**  
Royal 7 Developments



## Attachment

**FILE:**  
19CDM-19V008  
**RELATED FILE:**  
DA.16.111  
**DATE:** June 16, 2020

**2**



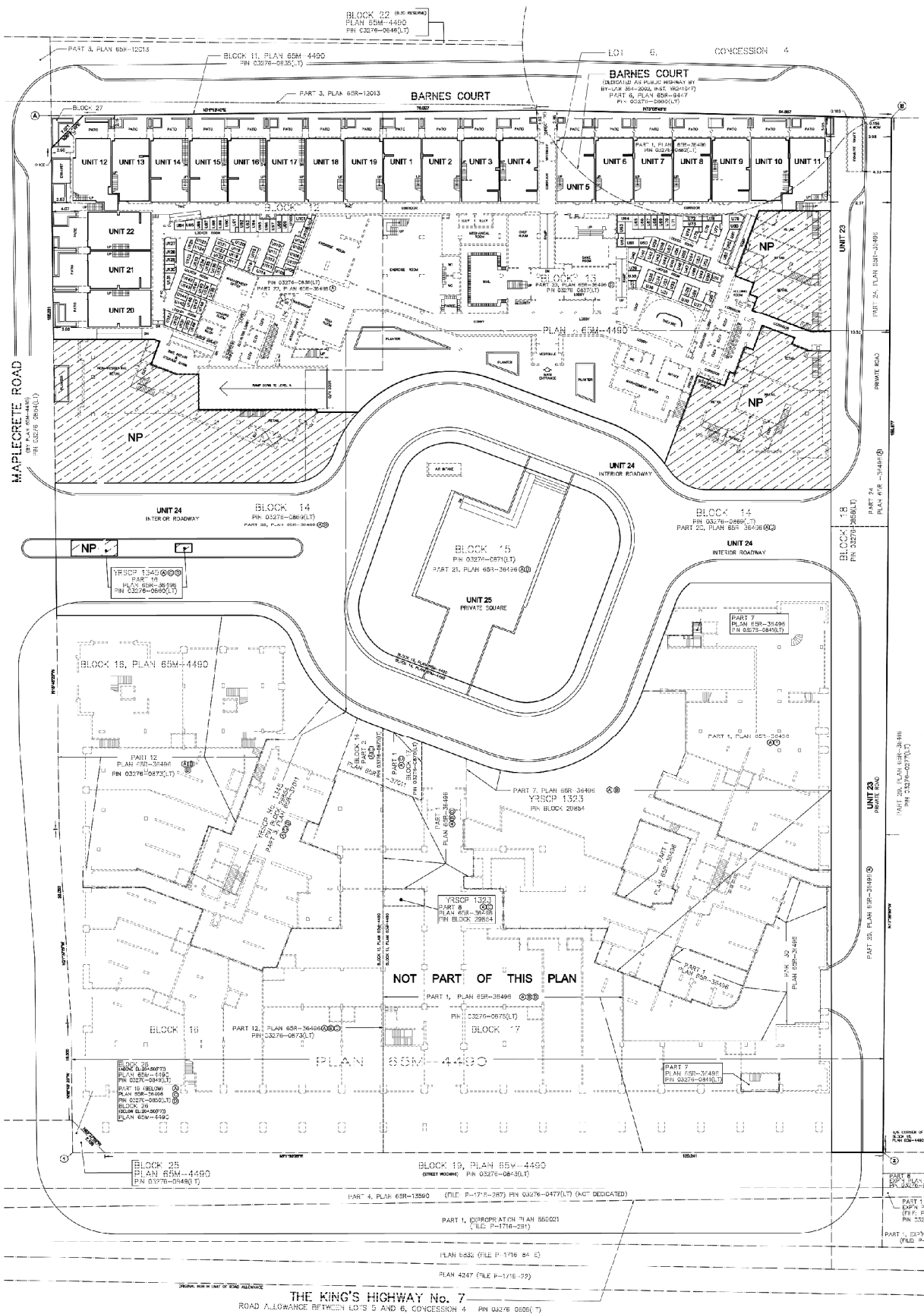
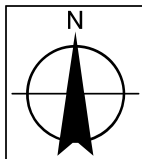












# Draft Plan of Condominium (Standard) - Ground Level

LOCATION: 2908 and 2916 Highway 7;  
Part of Lot 6, Concession 4

APPLICANT: Royal 7 Developments



## Attachment

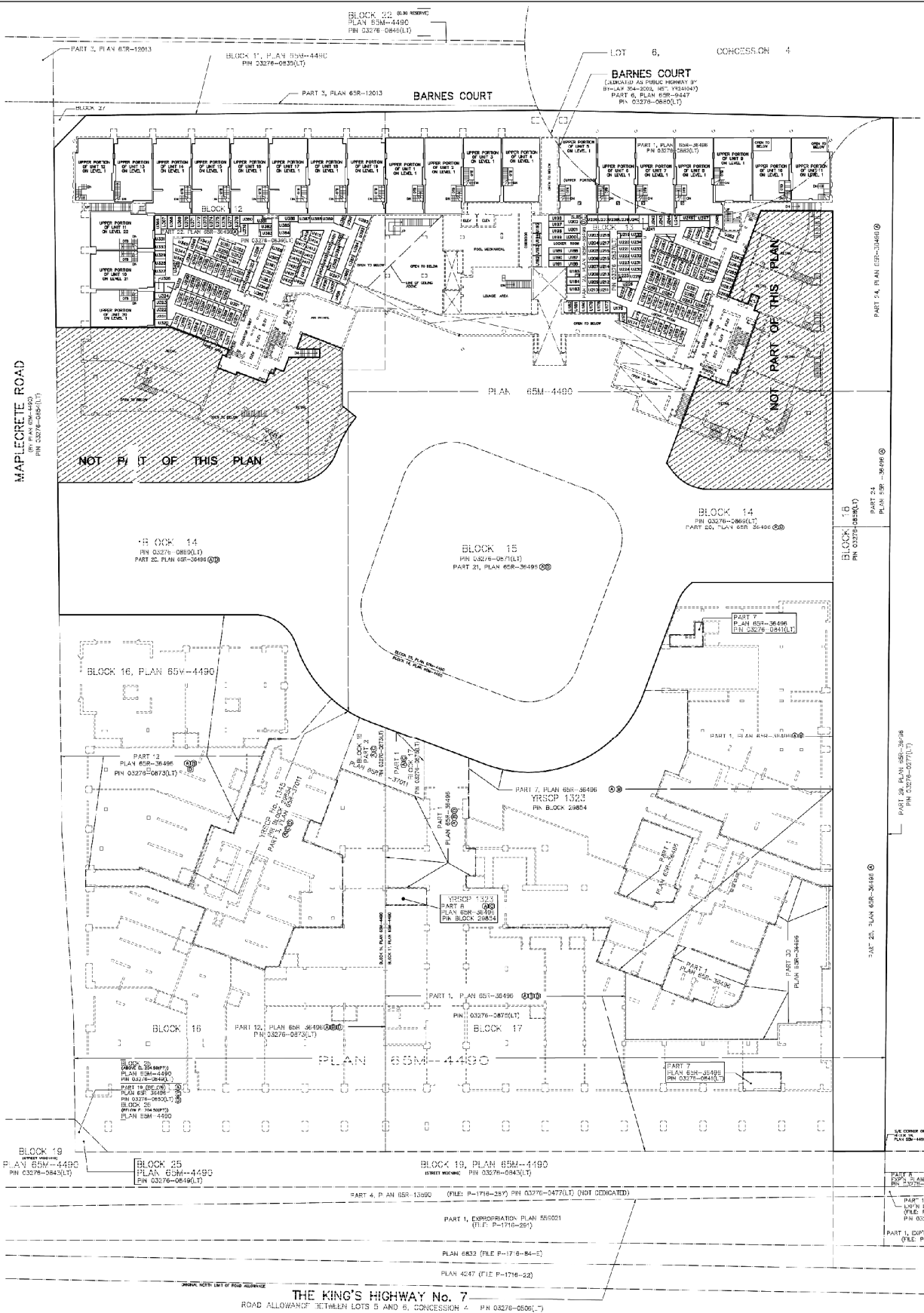
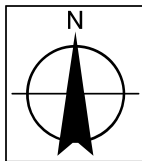
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19CDM-19V008  
RELATED FILE:  
DA.16.111

DATE: June 16, 2020

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# Draft Plan of Condominium (Standard) - Ground Level (Mezzanine)

LOCATION: 2908 and 2916 Highway 7;  
Part of Lot 6, Concession 4

APPLICANT: Royal 7 Developments



## Attachment

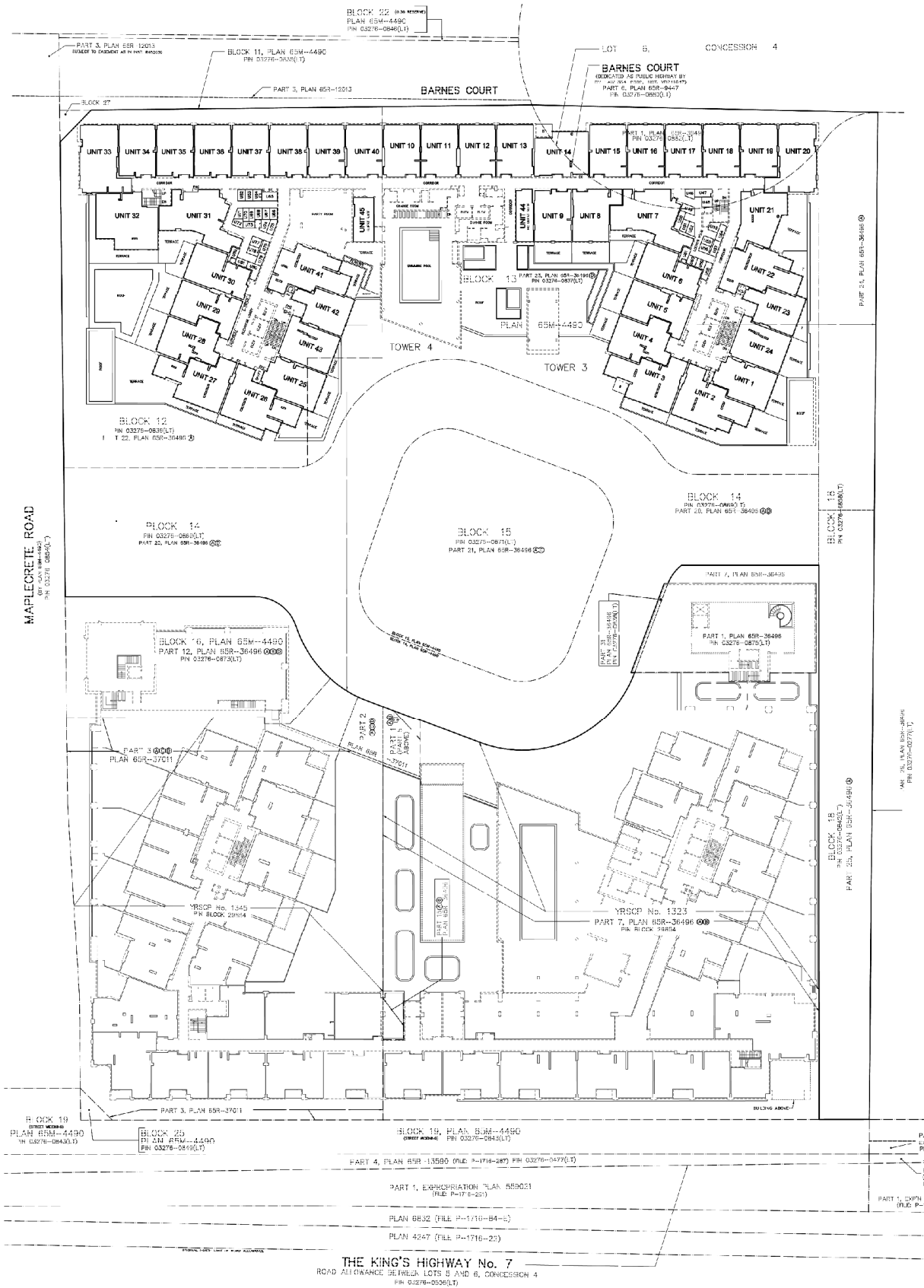
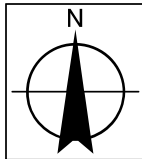
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DA.16.111

DATE: June 16, 2020

# 6







# Draft Plan of Condominium (Standard) - Level 2

LOCATION: 2908 and 2916 Highway 7;  
Part of Lot 6, Concession 4

APPLICANT: Royal 7 Developments



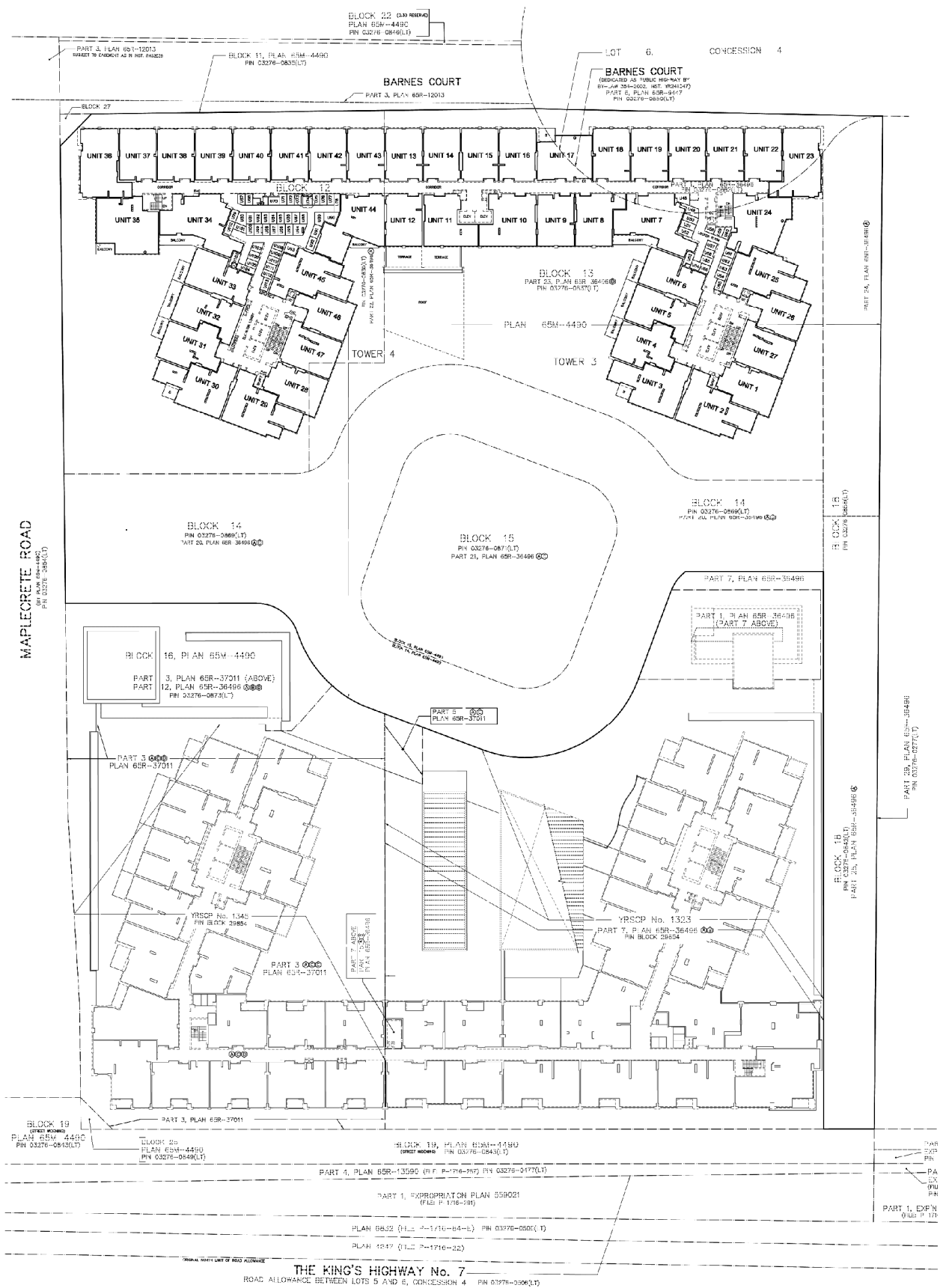
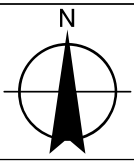
## Attachment

FILE:  
19CDM-19V008  
RELATED FILE:  
DA.16.111

DATE: June 16, 2020

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# Draft Plan of Condominium (Standard) - Level 3

LOCATION: 2908 and 2916 Highway 7;  
Part of Lot 6, Concession 4

APPLICANT: Royal 7 Developments



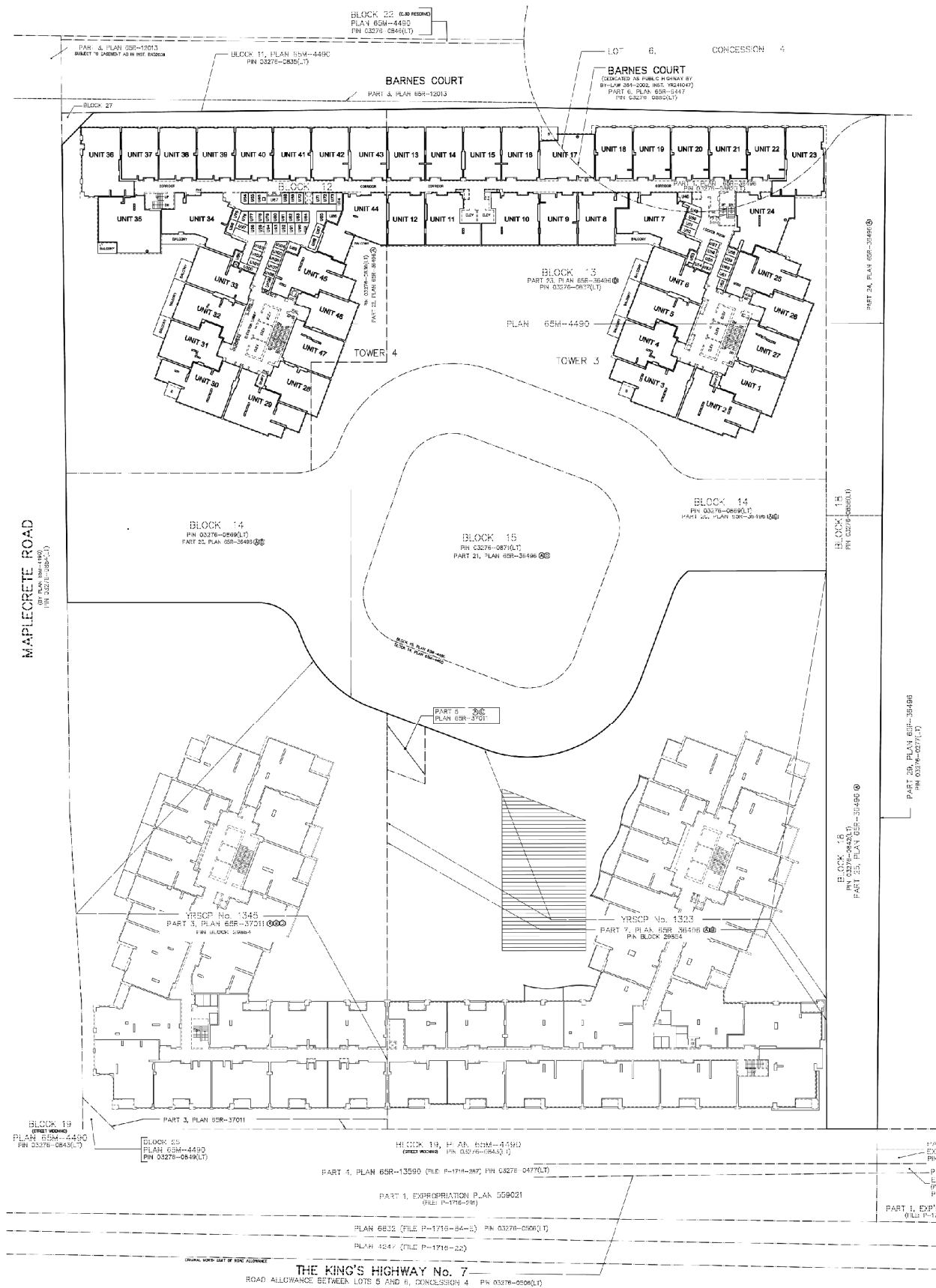
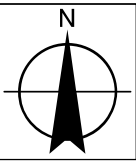
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FILE:  
19CDM-19V008  
RELATED FILE:  
DA.16.111

DATE: June 16, 2020

8





# Draft Plan of Condominium (Standard) - Level 4

LOCATION: 2908 and 2916 Highway 7;  
Part of Lot 6, Concession 4

APPLICANT: Royal 7 Developments



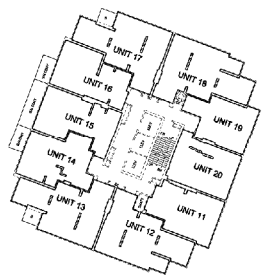
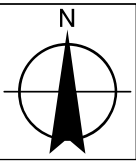
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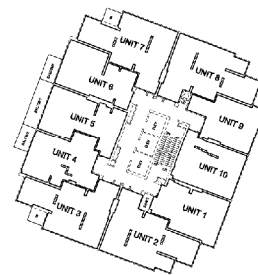
DATE: June 16, 2020

9



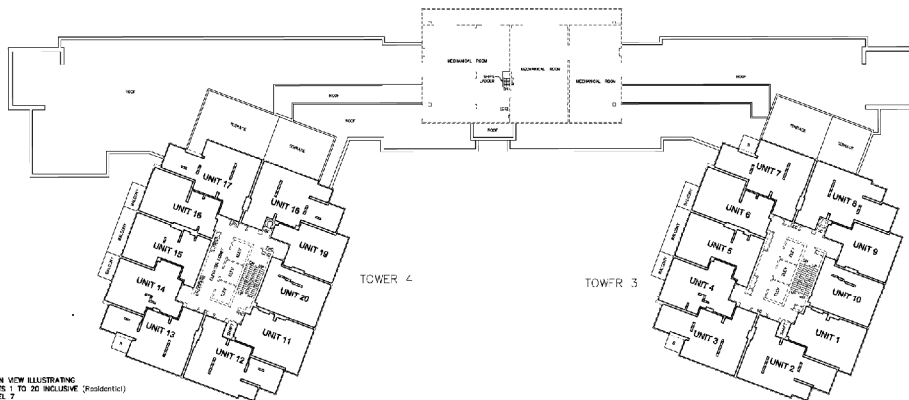


TOWER 4

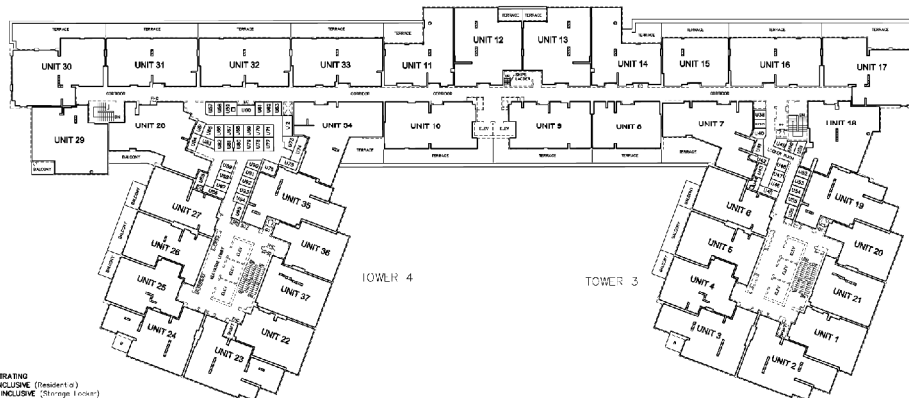


TOWER 3

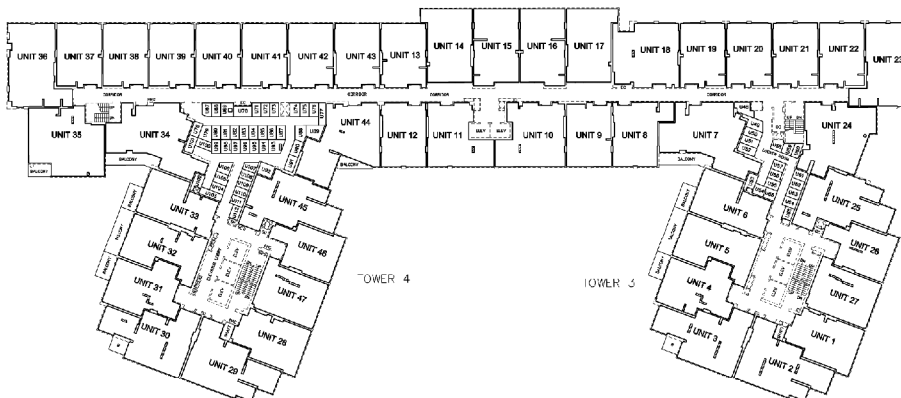
PLAN VIEW ILLUSTRATING  
UNITS 1 TO 20 INCLUSIVE (Residential)  
LEVELS 8 TO 30



PLAN VIEW ILLUSTRATING  
UNITS 1 TO 20 INCLUSIVE (Residential)  
LEVEL 7



PLAN VIEW ILLUSTRATING  
UNITS 1 TO 37 INCLUSIVE (Residential)  
UNITS 38 TO 55 INCLUSIVE (Storage Locker)  
LEVEL 6



PLAN VIEW ILLUSTRATING  
UNITS 1 TO 47 INCLUSIVE (Residential)  
UNITS 48 TO 112 INCLUSIVE (Storage Locker)  
LEVEL 5

## Draft Plan of Condominium (Standard) - Levels 5-30

LOCATION: 2908 and 2916 Highway 7;  
Part of Lot 6, Concession 4

APPLICANT: Royal 7 Developments



## Attachment

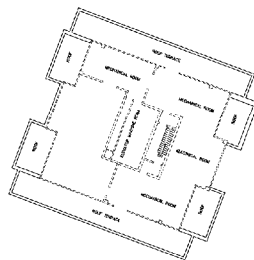
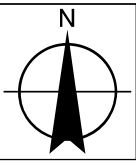
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RELATED FILE:  
DA.16.111

DATE: June 16, 2020

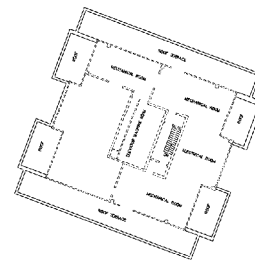
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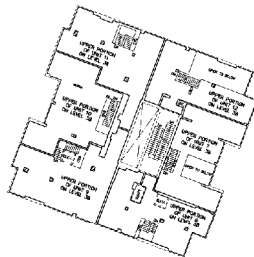


TOWER 4

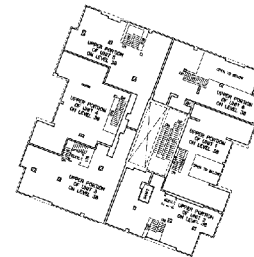


TOWER 3

PLAN VIEW ILLUSTRATING  
NO UNITS  
LEVEL 40

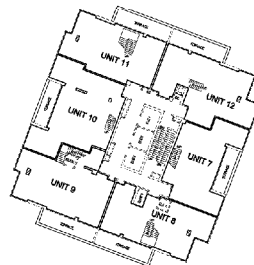


TOWER 4

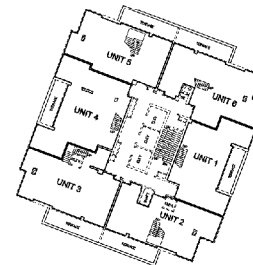


TOWER 3

PLAN VIEW ILLUSTRATING  
NO UNITS  
UPPER PORTION OF UNITS 1 TO 12 INCLUSIVE ON LEVEL 38  
LEVEL 38

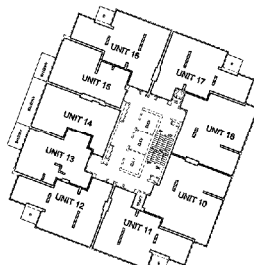


TOWER 4

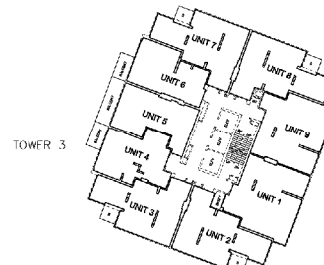


TOWER 3

PLAN VIEW ILLUSTRATING  
UNITS 1 TO 12 INCLUSIVE (Standard Fit)  
LEVEL 36



TOWER 4



TOWER 3

PLAN VIEW ILLUSTRATING  
UNITS 1 TO 18 INCLUSIVE (Plus Services)  
LEVELS 31 TO 37

## Draft Plan of Condominium (Standard) - Levels 31-40

LOCATION: 2908 and 2916 Highway 7;  
Part of Lot 6, Concession 4

APPLICANT: Royal 7 Developments



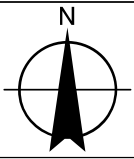
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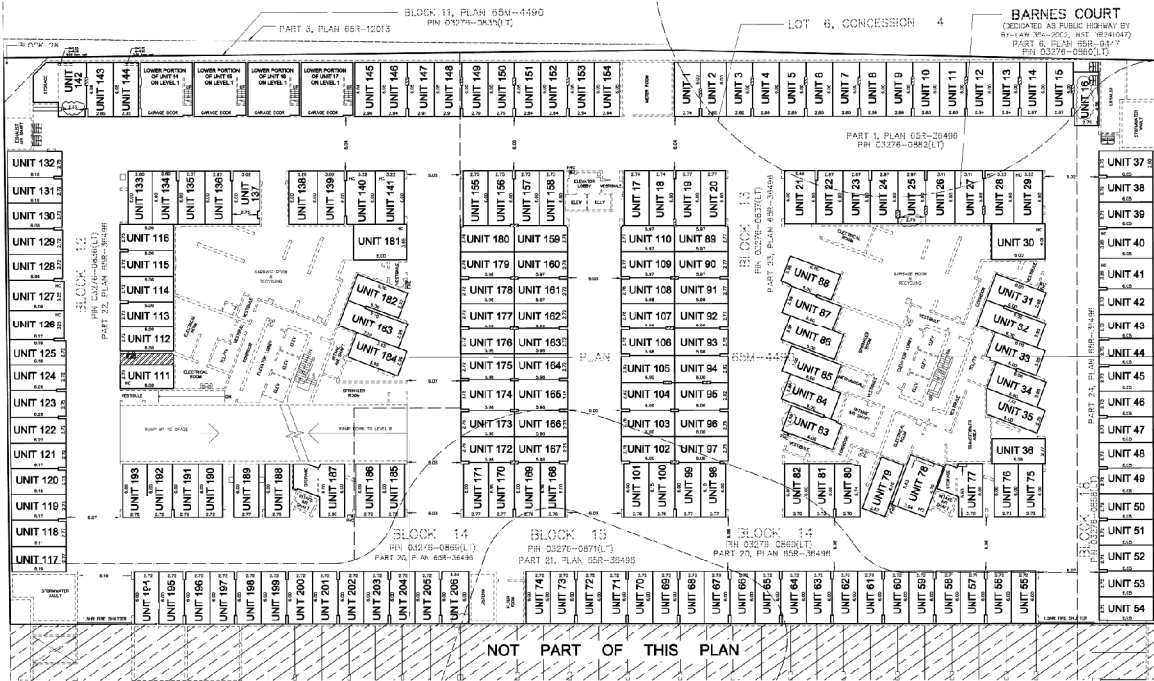
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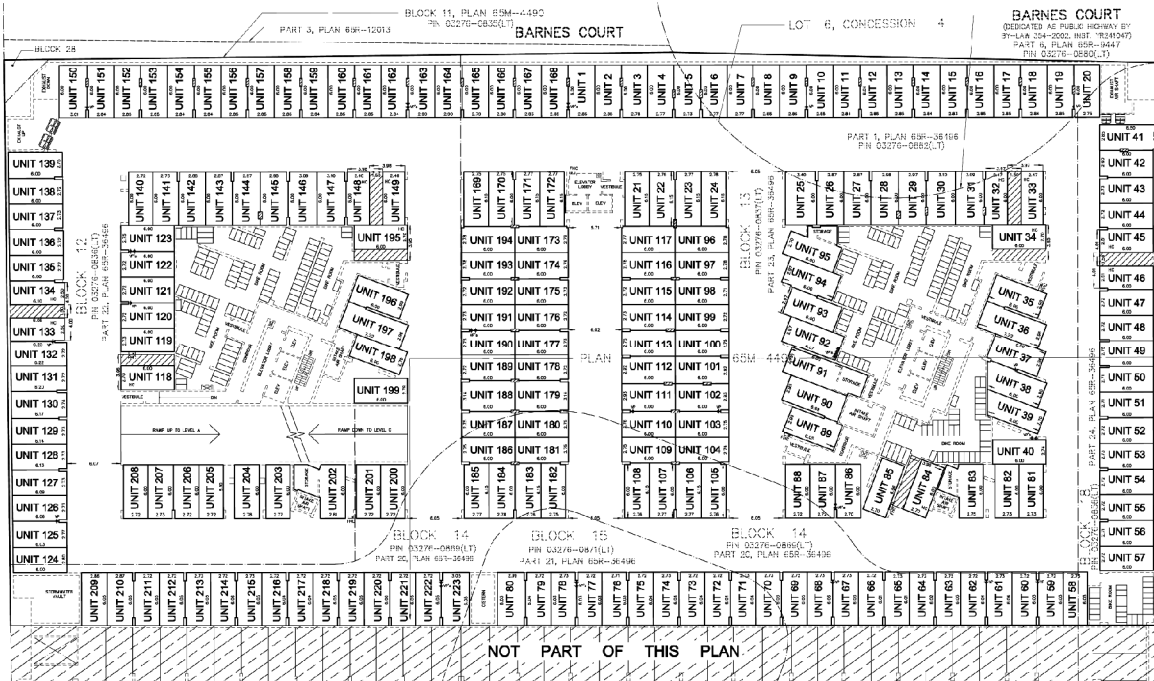


MAPLECRETE ROAD  
PH 03276-0846(1)  
PH 03276-0846(1)



PLAN VIEW ILLUSTRATING  
UNITS 1 TO 206 INCLUSIVE (Residential Parking includes 12 Accessible Parking and 3 With Storage Attached)  
LOWER PORTION OF UNITS 14, 15, 16 AND 17 ON LEVEL 1  
LEVEL A

MAPLECRETE ROAD  
PH 03276-0846(1)  
PH 03276-0846(1)



PLAN VIEW ILLUSTRATING  
UNITS 1 TO 223 INCLUSIVE (Residential Parking includes 12 Accessible Parking and 4 With Storage Attached)  
LEVEL B

## Draft Plan of Condominium (Standard) - Underground Level 1 & 2

LOCATION: 2908 and 2916 Highway 7;  
Part of Lot 6, Concession 4

APPLICANT: Royal 7 Developments



37

## Attachment

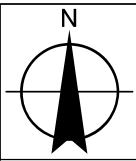
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19CDM-19V008

RELATED FILE:  
DA.16.111

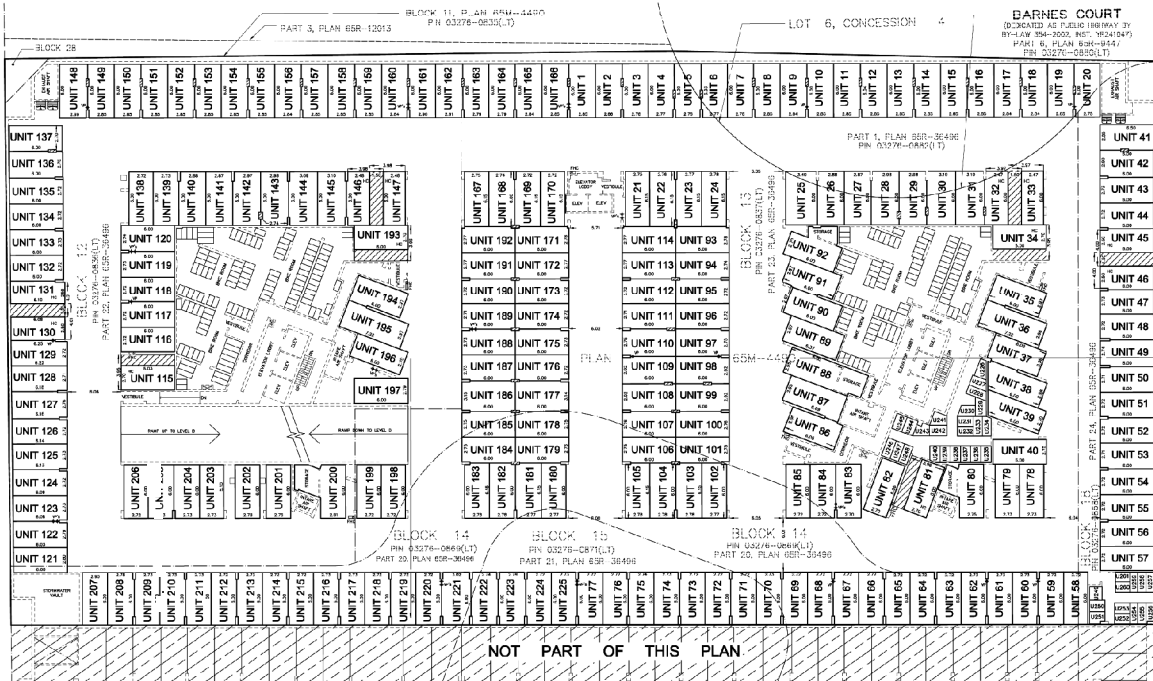
DATE: June 16, 2020

# 12



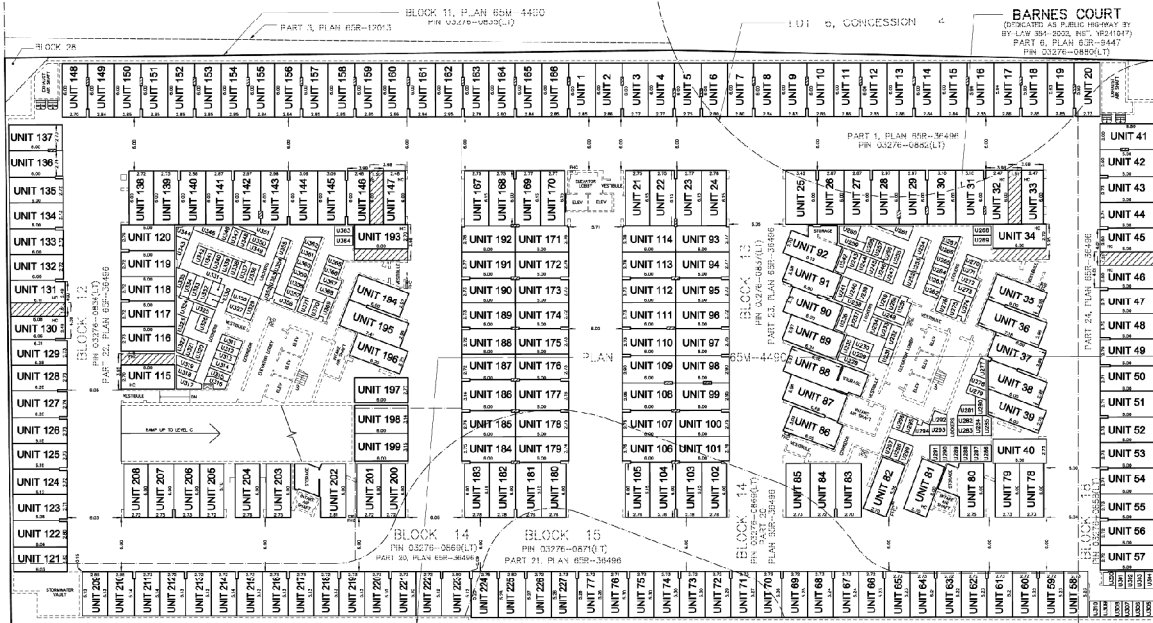


MAPLECRETE ROAD  
(BY PLAN 03276-0854(LT))  
(PH 03276-0854(LT))



PLAN VIEW ILLUSTRATING  
UNITS 1 TO 225 INCLUSIVE (Residential Parking includes 2 Accessible Parking and 4 With Storage Attached)  
UNITS 226 TO 291 INCLUSIVE (Storage Locker)  
LEVEL C

MAPLECRETE ROAD  
(BY PLAN 03276-0854(LT))  
(PH 03276-0854(LT))



PLAN VIEW ILLUSTRATING  
UNITS 1 TO 227 INCLUSIVE (Residential Parking includes 12 Accessible Parking and 4 With Storage Attached)  
UNITS 228 TO 371 INCLUSIVE (Storage Locker)  
LEVEL D

## Draft Plan of Condominium (Standard) - Underground Level 3 & 4

LOCATION: 2908 and 2916 Highway 7;  
Part of Lot 6, Concession 4

APPLICANT: Royal 7 Developments



## Attachment

FILE:  
19CDM-19V008

RELATED FILE:  
DA.16.111

DATE: June 16, 2020

13



## Committee of the Whole (2) Report

---

**DATE:** Tuesday, June 16, 2020

**WARD(S):** 1, 3

**TITLE: RECONSTRUCTION OF MAJOR MACKENZIE DRIVE -  
TEMPORARY CLOSURE OF COASTER WAY**

**FROM:**

Nick Spensieri, Deputy City Manager, Infrastructure Development

**ACTION:** DECISION

---

**Purpose**

To seek approval for a temporary road closure of Coaster Way from Amusement Drive to Wellness Way for the period from August 01, 2020 through to April 30, 2021. This closure will facilitate the timely and efficient construction of the existing bridge under Major Mackenzie Drive, as part of York Region's Major Mackenzie Drive Road improvements project from Highway 400 to Jane Street – construction work is anticipated to commence in August 2020.

These construction activities have been planned and scheduled to meet the timelines stipulated to allow for the Major Mackenzie Drive project as well as the York Region Transit Bus Terminal and the York Region Eastern Underpass Pavilion, in conjunction with the Major Mackenzie Drive road improvements.

### **Report Highlights**

- Coaster Way serves those travelling to and from the lands north and south of Major Mackenzie Drive between Highway 400 and Jane Street. In addition to Canada's Wonderland, in the near future, it will serve the Mackenzie Vaughan Hospital and the York Region Transit Terminal.
- The temporary closure of Coaster Way will be mitigated by the provision of temporary two-way traffic on Amusement Drive along with temporary traffic signals at the Major Mackenzie Drive/Amusement Drive/Wellness Way intersection.
- All other reasonable alternatives to a temporary closure were explored and ruled out due to duration of impact to road users and impact to adjacent projects including York Region.
- Given the traffic volumes in the area and the various construction activities across the right-of-way, there are instances in which work would be more efficiently completed at night (i.e. storm sewers).
- There is nominal residential development in the area. Accordingly, should the Region see benefit in undertaking construction activity at night, it would provide greater efficiency and safer operations, compared to during daytime construction during some construction activities.
- City staff will work with York Region's communications staff to provide regular and timely notification of work.

### **Recommendation**

1. That the necessary by-law be enacted authorizing the temporary road closure of Coaster Way for the period from August 1, 2020 through to April 30, 2021, between Amusement Drive and Wellness Way.

### **Background**

#### **York Region received approval of the Major Mackenzie Drive Environmental Assessment in March 2019**

The Region completed a Municipal Class Environmental Assessment (EA) study for Major Mackenzie Drive from Highway 400 to Jane Street in March 2019. The EA study addressed necessary improvements, adjacent to the future hospital, Canada's Wonderland and Major Mackenzie Drive across the Highway 400 interchange. The recommendations of the study are to widen Major Mackenzie Drive from Highway 400 to Jane Street to six lanes and to provide sidewalks and cycling facilities.



## **Other infrastructure projects will be underway in and around the Major Mackenzie Drive corridor at the same time**

MTO is currently improving Highway 400, from Major Mackenzie Drive to King Vaughan Road. The widening and improvements on Highway 400 are scheduled to be completed in 2021.

A new York Region Transit bus terminal is proposed on the south side of Major Mackenzie Drive opposite the new Mackenzie Vaughan Hospital. Construction of the terminal is scheduled to begin in 2020 and includes retrofitting the existing vehicular underpass east of Wellness Way/Amusement Drive for pedestrian passage between the terminal on the south side and the hospital on the north side.

In collaboration with Mackenzie Vaughan Hospital, the Region is working to complete the design of an elevator pavilion on the north side of Major Mackenzie Drive. The construction of the pavilion is expected to begin in 2020, connecting the pedestrian underpass and providing safer and more convenient access between Major Mackenzie Drive, the transit terminal and the hospital.

Common among all the adjacent projects is Major Mackenzie Drive. Once operational, these improvements will improve traffic flow, travel to and from the Mackenzie Vaughan Hospital, Highway 400 and adjacent communities and commercial retail spaces.

## **York Region is nearing completion of the design and is preparing to tender the works for the Major Mackenzie Drive improvement**

York Region initiated the design of Major Mackenzie Drive from Highway 400 to Jane Street in May 2019, soon after completion of the Environmental Assessment. The design project has been a priority alongside the adjacent projects and is currently in preparation to be tendered.

In coordinating the project works, it was determined that the widening of the north and south side of the Coaster Way bridge would need to be completed simultaneously and without local traffic to reduce the length of impact on road use, improve efficiency and safety and allow for sufficient separation with adjacent projects.

At the same time, in considering traffic volumes in the area and the various construction activities across the right of way, there are instances in which work would be more efficiently completed at night (i.e. storm sewers).

It is essential to coordinate delivery of the overall improvements in the corridor and minimize impact and disruption to travelers and the community.

## **An exemption to the Noise Control By-law is not required to complete night work**

The By-law and Compliance, Licensing and Permit Services Department has been consulted and has advised that an exemption is not required, as this is necessary municipal work. York Region is expected to carry out all work with noise mitigation in mind. York Region will notify residents and businesses impacted by the construction.

## **Previous Reports/Authority**

N/A

## **Analysis and Options**

Coaster Way is a two lane, one-way road connecting Amusement Drive on the south side of Major Mackenzie Drive and Wellness Way on the north. This section of road serves Canada's Wonderland, the soon to be opened Mackenzie Vaughan Hospital and York Region's Transit Terminal.

The Coaster Way bridge requires widening on both the north and south sides to accommodate the improvement of Major Mackenzie Drive from four to six lanes.

## **Alternatives to the road closure were considered**

Alternatives considered included widening of the bridge one side at a time, or performing both sides concurrently, both with or without maintaining traffic on Coaster Way under the bridge during construction. Also considered was the timing and delivery of the adjacent projects, in particular the York Region Transit Terminal and the Elevator Pavilion.

On analysis, it was quickly determined that a closure would increase productivity of contractor works and would facilitate safer construction methods. Integral to the temporary closure is a bypass route which includes temporary signals and two-way traffic on Amusement Drive.

Consideration was also given to the alternatives for undertaking night work for works which might span the right-of-way (i.e. servicing crossings) and would, in typical daytime traffic and congestion in the area, result in less than efficient construction and an increased impact to the travelling public during the day. Accordingly, for service crossings or other works required, within the right-of-way, it has been determined that the work will be more efficiently undertaken at night.

Where necessary, staff will work with York Region to facilitate and communicate works during the temporary closure from August 1, 2020 to April 30, 2021, and should there be any need for nighttime work during the course of the entire contract starting from August 1, 2020 to October 2022.

### **Financial Impact**

Adoption of this report has no adverse financial impact to the City.

### **Broader Regional Impacts/Considerations**

Staff will co-ordinate the temporary road closure and traffic management plan with York Region, including the temporary reconfiguration of Amusement Drive to two-way travel, and a temporary signal timing plan at the Major Mackenzie Drive/Wellness Way/Amusement Drive intersection which is under the jurisdiction of York Region.

Communications staff from the City and York Region staff will work collaboratively to provide regular and timely work notifications.

### **Conclusion**

The temporary road closure of Coaster Way has been determined to be the optimum alternative to facilitate the widening of the Major Mackenzie Drive bridge over Coaster Way. Using this construction approach will reduce the time required and thus the overlap with adjacent contracts. It will also allow more efficient, less obtrusive, and safer means to construct the Coaster Way bridge, thereby minimizing disruption to the travelling public.

**For more information**, please contact Vince Musacchio, Director, Infrastructure Planning and Corporate Asset Management, at ext. 8311.

### **Attachments**

1. Project Map
2. Proposed Coaster Way closure

### **Prepared by**

Gino Martino, Infrastructure Planning/Programming Lead, Ext. 8746

In consultation with Margie Chung, Manager, Traffic Engineering, Ext. 6173





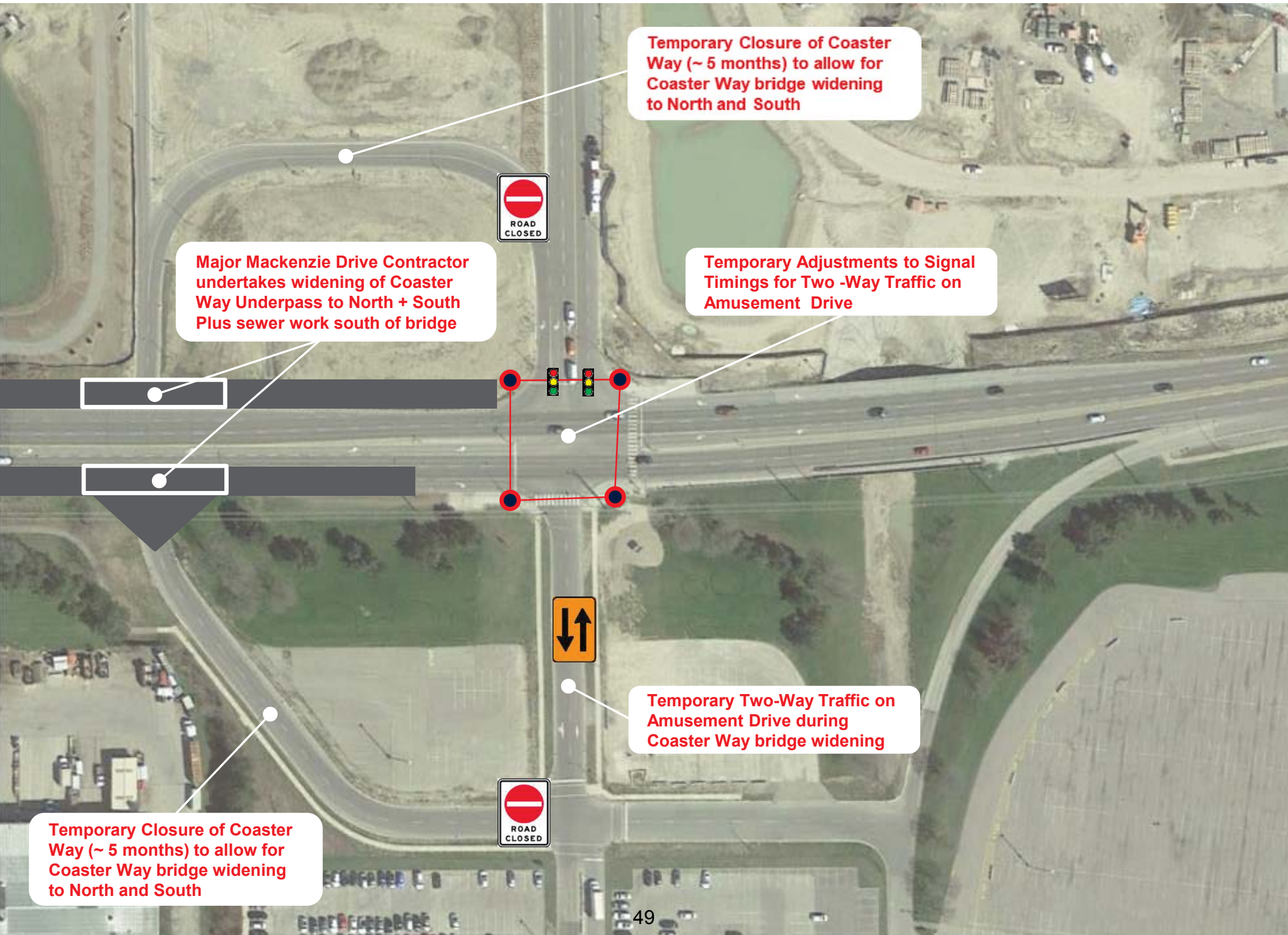


# Project Area - Major Mackenzie Drive West Widening Highway 400 to Jane Street









Temporary Closure of Coaster Way (~ 5 months) to allow for Coaster Way bridge widening to North and South

Major Mackenzie Drive Contractor undertakes widening of Coaster Way Underpass to North + South Plus sewer work south of bridge

Temporary Adjustments to Signal Timings for Two -Way Traffic on Amusement Drive

Temporary Two-Way Traffic on Amusement Drive during Coaster Way bridge widening

Temporary Closure of Coaster Way (~ 5 months) to allow for Coaster Way bridge widening to North and South





## Committee of the Whole (2) Report

---

**DATE:** Tuesday, June 16, 2020

**WARD(S):** 2

**TITLE: TWO-STOREY ADDITION TO THE EXISTING HERITAGE HOUSE  
LOCATED AT 10 RICHARD LOVAT COURT, KLEINBURG-  
NASHVILLE HERITAGE CONSERVATION DISTRICT**

**FROM:**

Nick Spensieri, Acting Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

---

**Purpose**

To forward a recommendation from the Heritage Vaughan Committee to construct a two-storey addition to the existing heritage house located at 10 Richard Lovat Court. The subject property is located in the Kleinburg-Nashville Heritage Conservation District and designated under Part V of the *Ontario Heritage Act*, as shown on Attachments 1 and 2.

**Report Highlights**

- The Owner seeks a recommendation for approval to construct a two-storey addition to the existing heritage house
- The existing main dwelling is identified as a contributing property in the Kleinburg-Nashville Heritage Conservation District Plan ('KNHCD Plan')
- The addition is consistent with the relevant policies of the KNHCD Plan
- Heritage Vaughan review and Council approval is required under the *Ontario Heritage Act*.
- Staff supports approval of the addition as it conforms with the policies of the KNHCD Plan

## **Recommendations**

The Acting Deputy City Manager, Planning and Growth Management, on behalf of Heritage Vaughan forwards the following recommendation from its meeting of June 10, 2020 (Item 2, Report No. 4), for consideration:

- 1) That the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management, dated June 10, 2020, be approved.

### **Recommendation and Report of the Acting Deputy City Manager, Planning and Growth Management, dated June 10, 2020:**

THAT Heritage Vaughan Committee recommend Council approve the proposal to construct a two-storey addition to the existing heritage house located at 10 Richard Lovat Court under Section 42 of *Ontario Heritage Act*, subject to the following conditions:

- a) Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, to be determined at the discretion of the Manager of Urban Design/Cultural Services;
- b) That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application;
- c) That the Owner submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Chief Building Official.

## **Background**

10 Richard Lovat Court is a corner lot with frontage onto Nashville Road and Charles Cooper Court as shown on Attachment 1. The property is located 2.2km west of the Kleinburg core area. The existing building was constructed circa 1870. The property is now located in the midst of a group of late 20th century large lot residences located on the north side of Nashville Road. There are no other heritage buildings near 10 Richard Lovat Court.

## **Previous Reports/Authority**

Not applicable.

## **Analysis and Options**

**All new development must conform to the policies and guidelines within the Kleinburg-Nashville Heritage Conservation District Plan ('KNHCD Plan').**

The following is an analysis of the proposed development according to the KNHCD Plan.

The Owner of the property at 10 Richard Lovat Court is proposing to construct a two-storey addition to the northwest portion of the existing heritage building as shown on Attachments 3 to 6.

The KNHCD Plan includes the following policies:

### **3.2 GUIDING PRINCIPLES**

*The Ministry of Culture's Architectural Conservation (now the Ministry of Heritage, Sport, Tourism and Culture Industries) lists Eight Guiding Principles in the Conservation of Historic Properties. These are quoted in full, below:*

- 1. Respect for Documentary Evidence: Do not base restoration on conjecture. Conservation work should be based on historic documentation such as historic photographs, drawings and physical evidence.*
- 2. Respect for Original Location: Do not move buildings unless there is no other means to save them.*
- 3. Respect for Historic Material: Repair/conservate rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the historical content of the resource.*
- 4. Respect for Original Fabric: Repair with like materials. Repair to return the resource to its prior condition, without altering its integrity.*
- 5. Respect for the Building's History: Do not restore to one period at the expense of another period. Do not destroy later additions to a house solely to restore to a single time period.*
- 6. Reversibility: Alterations should be able to be returned to original conditions. This conserves earlier building design and technique. (e.g. When a new door opening is put into a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.)*
- 7. Legibility: New work should be distinguishable from old. Buildings should be recognized as products of their own time, and new additions should not blur the distinction between old and new.*
- 8. Maintenance: With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.*

The proposed addition to the existing contributing dwelling at 10 Richard Lovat Court respects the KNHCD Plan guidelines. The addition conserves and complements the architectural qualities of the existing building and is visually and architecturally subordinate to the main building. In addition, the overall size of the dwelling (existing

dwelling and addition) would not have a negative impact on the existing large lot property, as required by the KNHCD Plan.

### **9.3.6 RENOVATIONS**

*When a renovation on a heritage building is undertaken, it should be part of the renovation to remove later work that conceals the original design or is unsympathetic to it. Research should be undertaken, and the design of new work should restore the principal architectural features of the original building.*

#### Guidelines:

- ☐ *Incorporate restoration of original work in exterior renovation projects.*
- ☐ *Use authentic original materials and methods. For example, when replacing aluminum siding, use wood siding or board and batten.*
- ☐ *Replace missing or broken elements, such as gingerbread, spindles, or door and window trims.*
- ☐ *Remove items, such as metal fascia and soffits that conceal original architectural detail.*

The proposed addition is architecturally complimentary to the existing heritage house. The renovations to the existing house, consisting of underpinning the foundation to connect the proposed addition on all floors, are consistent and in-keeping with the conservation, restoration, and alteration practices allowed under the *Ontario Heritage Act* ('OHA').

### **9.3.7 NEW ADDITIONS TO HERITAGE BUILDINGS**

*New attached additions to heritage buildings should be designed to complement the design of the original building. Additions should be designed so as not to overwhelm the heritage character of the original building.*

#### Guidelines:

- ☐ *Design additions to maintain the original architectural style of the building.*
- ☐ *Use authentic detail.*
- ☐ *Research the architectural style of the original building.*
- ☐ *Don't design additions to a greater height or scale than the original building.*
- ☐ *Don't design additions to predominate over the original building. Usually, additions should be located at the rear of the original building or, if located to the side, be set back from the street frontage of the original building.*
- ☐ *Use appropriate materials.*
- ☐ *Avoid destruction of existing mature trees.*

The proposed interior renovation of the existing building and the proposed addition protect and conserve the attributes of the original construction as a Heritage Resource within the KNHCD, as noted by the Cultural Heritage Impact Assessment ('CHIA')

submitted in support of this application. The proposed work is sympathetic to the characteristics of the original building, maintaining its qualities of a contributing property within the KNHCD. The proposed height of the addition is subordinate to the existing building, respecting the height guidelines of the KNHCD Plan. The architectural details of the addition reflect those of the existing building, further preserving the contributing building characteristics.

#### **9.7.4 PRESERVING THE NATURAL EXPERIENCE**

*The Official Plan addresses the wide range of issues concerning the valley lands: the treatment of environmental issues is extensive, recreational and environmental education activities are encouraged, 30-metre wide vegetative buffer strips are mandated along valley and stream corridors, and single-loaded roadways at valley edges are called for to preserve views and give public access to the valleys. These policies, under a variety of headings, tend to support the heritage goal of preserving the experience of the natural environment within the valley lands.*

##### Guidelines:

- ☐ Screen ridgetop buildings from view by suitable planting consistent with existing valley vegetation.
- ☐ Screen modern installations, such as parking lots and fenced playing fields, by suitable planting consistent with existent valley vegetation.
- ☐ If existing vegetation provides such screening, do not remove it.
- ☐ Do not obstruct existing views and vistas with new development.

A qualified professional arborist completed an inventory and general health assessment for all trees located on and within six (6) metres of the property line of the subject property. An Arborist Report (Attachment 8), including a Tree Protection Plan (Attachment 7) was submitted in support of the application. The report and plan identify 71 existing trees on the property, but only three (3) trees are located within the proposed construction area and require removal as a direct impact of the proposal. Eighteen (18) other trees on the property must be removed regardless of the construction because they are hazardous, invasive, or due to their poor condition: of these, nine (9) trees are city-owned and nine (9) and privately owned.

Staff are satisfied the recommendation of the Arborist Report adhere to the guidelines and the City of Vaughan's Council endorsed By-law 052-2018 and Tree Protection Protocol – and support the proposed tree removal on the basis of the fundamental density of mature trees on the property is being maintained without adverse effects on the appearance of the property, and without adverse effects to the natural landscape of the site. The Owner is required to consult with the Forestry Department and make arrangements for tree compensation for the removed trees as part of the application for the Building Permit.

### **9.10.1 HERITAGE BUILDINGS APPROPRIATE MATERIALS:**

#### ***Exterior Finish:***

- ☐ Smooth red clay face brick, with smooth buff clay face brick as accent
- ☐ Wood clapboard, 4" to the weather.
- ☐ Smooth, painted, wood board and batten siding.

***Exterior Detail:*** Cut stone or reconstituted stone for trim in brick buildings. Wood shingles, stucco, or terra-cotta wall tiles in gable ends. Painted wood porches, railings, decorative trim, shutters, fascias and soffits. Painted wood gingerbread bargeboards and trim, where appropriate to the design.

***Shopfronts:*** Wood frames, glazing bars, and panels with glazed wood doors are preferred. Metal shopfronts, detailed and proportioned to be compatible with heritage shopfronts, are acceptable.

***Roofs:*** Hipped or gable roof as appropriate to the architectural style. Cedar, slate, simulated slate, or asphalt shingles of an appropriate colour. Standing seam metal roofing, if appropriate to the style.

***Doors:*** Wood frames; double hung; lights as appropriate to the architectural style. Real glazing bars, or high-quality simulated glazing bars. Vertical proportion, ranging from 3:5 to 3:7.

***Flashings:*** Visible step flashings should be painted the colour of the wall.

The proposed construction materials for the dwelling are in keeping with the architectural style and language of the existing building. The proposed building materials are shown on Attachment 9.

### **Financial Impact**

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

### **Broader Regional Impacts/Considerations**

There are no broader Regional impacts or considerations.

### **Conclusion**

The Development Planning Department is satisfied the proposed addition to the existing building conforms to the policies and guidelines within the Kleinburg-Nashville Heritage Conservation District Plan. Accordingly, staff can support Council approval of the addition to the existing heritage dwelling located at 10 Richard Lovat Court under the *Ontario Heritage Act*.

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

## **Attachments**

1. Attachment 1 – 10 Richard Lovat – Location Map
2. Attachment 2 – 10 Richard Lovat – CHIA
3. Attachment 3 – 10 Richard Lovat – Site Plan
4. Attachment 4 – 10 Richard Lovat – Floor Plans
5. Attachment 5 – 10 Richard Lovat – Elevations
6. Attachment 6 – 10 Richard Lovat – Rendering
7. Attachment 7 – 10 Richard Lovat – Tree Protection Plan
8. Attachment 8 – 10 Richard Lovat – Arborist report
9. Attachment 9 – 10 Richard Lovat – Materials Palette

## **Prepared by**

Nick Borcescu, Senior Heritage Planner, ext. 8191

Rob Bayley, Manager of Urban Design/Cultural Heritage, ext. 8254

Mauro Peverini, Director of Development Planning, ext. 8407







## Location Map

**LOCATION:**  
Part of Lot 25, Concession 9: 10 Richard Lovat Court

**APPLICANT:**  
N/A



59

## Attachment

**DATE:**  
June 10, 2020

**1**



## CULTURAL HERITAGE IMPACT ASSESSMENT

**10 Richard Lovat Court  
Woodbridge,  
Vaughan, Ontario, Canada**

**20 January 2020**

**prepared by**



architecture + planning + urban design  
+  
heritage conservation  
+  
real estate development

21 Scollard St., #103  
Toronto, ON M5R 1G1  
CANADA  
416.920.8105  
mark@mwhallcorp.com  
www.mwhallcorp.com

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| 3.0 | CULTURAL HERITAGE IMPACT ASSESSMENT                                                                             |
| 3.1 | History of the property and evolution to date                                                                   |
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| 3.3 | Architectural evaluation of the subject property                                                                |
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| 3.6 | Impact of development and mitigating measures – summary                                                         |
| 4.0 | RECOMMENDATIONS                                                                                                 |

## **REFERENCES**

- A. Kleinburg-Nashville Heritage Conservation District Study and Plan,

## **APPENDICES**

- 1- Vicinity Map, 10 Richard Lovat Court, Kleinburg-Nashville, City of Vaughan, Ontario
- 2- Aerial Photograph of Vicinity of subject property
- 3- Photographs, 10 Richard Lovat Court
- 4- Photographs of adjacent buildings to Richard Lovat Court
- 5- Vaughan Official Plan map
- 6- Heritage Conservation District Map, Kleinburg-Nashville
- 7- Survey of 10 Richard Lovat Court, Kleinburg-Nashville
- 8- Preliminary drawings of planned redevelopment of subject property
- 9- Curriculum Vitae, Mark Hall, OAA, MRAIC, FAIA, RPP, CAHP

## **1.0 EXECUTIVE SUMMARY**

10 Richard Lovat Court is an isolated property west of the core area of Kleinburg, Ontario, on what was likely an isolated site along Nashville Road which originally connected the core area of Kleinburg to Nashville. Kleinburg was the main settlement area. Nashville gained significance along the roadway route when the Kleinburg rail station was established in the 19<sup>th</sup> century. 10 Richard Lovat Court is presently vacant. A 19<sup>th</sup> century residence constructed in what at that time was an isolated property along Nashville Road overlooking development of a portion of lands acquired for construction of the Grey and Bruce Railway circa 1870 is now in the midst of a series of late 20<sup>th</sup> century residential development of large lot residences to the north of Nashville Road that have been recently developed. There are no other heritage buildings near 10 Richard Lovat Court.

The property is within the Kleinburg-Nashville Heritage Conservation District within the City of Vaughan. This heritage district is a Province of Ontario Part V designated heritage district with a plan and established criteria for changes to development within the heritage district. Recently the property was purchased and is planned for retention and adaptive reuse of the 19<sup>th</sup> century residence. Preliminary design of the planned changes for the property have been submitted by Lemcad Consultants on behalf of their client for review and assessment by MW HALL CORPORATION, a registered architect, certified planning and heritage consulting firm working with the City of Vaughan Guidelines for Cultural Heritage Impact Assessments, and particularly for conformance with the Kleinburg-Nashville Heritage District Plan and Guidelines. During the review process MW HALL CORPORATION made a few minor revision suggestions to the design of the planned house, which have been incorporated within the appendix of this report.

Upon completion of our review we are of the opinion that planned changes to the property at 10 Richard Lovat Court are in keeping with the Nashville-Kleinburg Heritage District Plan and Guidelines plus City of Vaughan official plan, and we recommend approval.

## **2.0 INTRODUCTION TO THE PROPERTY**

This Cultural Heritage Impact Assessment (CHIA) follows City of Vaughan Guidelines for Cultural Heritage Impact Assessments, updated February 2017.

The Village of Kleinburg-Nashville is consolidated as part of the City of Vaughan. The property at 10 Richard Lovat Court is located along Nashville Road east of the core area of Kleinburg.

The property is within the designated heritage district within Vaughan under Part V of the Ontario Heritage Act. It is Listed as No. 965 on the City of Vaughan Heritage Register as being within the heritage district and identified as an 1880 Italianate building within the heritage district. According to present plans the house is to remain insitu at the southern portion of the property, adjacent to Nashville Road with a proposed adaptive reuse addition and garage.

We have reviewed the preliminary design for the planned adaptive reuse and addition of the house.

The owner and their architect/consultant for the property commissioned MW HALL CORPORATION, Heritage Conservation Consultants to prepare this Cultural Heritage Impact Assessment (CHIA) and to review the planned redevelopment relative to requirements of the Heritage District Plan.

Subject property is owned by:

Sam DiGregorio, in trust  
416 891 9001  
Email: Sabrina@sabrinafiorellino.com

Contact information is as follows:

Mr. Leo Mastrandrea  
Lemcad Consultants  
Tel: 416 405 8164

### **3.0 CULTURAL HERITAGE IMPACT ASSESSMENT**

#### **3.1 History of the property and evolution to date**

According to the Kleinburg-Nashville Conservation District Study (Reference A) the Humber River Valley terrain had a major influence over the roads and land development patterns that varied from the more typical gridiron patterns of other land development in Ontario by the British. The village itself remained small with surrounding lands occupied by farms. Early lots in the village were surveyed and established as lots for residential use but remained undeveloped until the present 21<sup>st</sup> century. The past half-century has seen the conversion of much of the lands in this area to suburban subdivision single family housing development.

Noted in the Kleinburg-Nashville study, the "...Toronto, Grey and Bruce Railway...was opened in 1871...the Kleinburg Station, built in 1907 to replace the 1870 original...the Kleinburg Station was located some way west of the village, and...became the site of the hamlet of



Nashville...” “The hamlet of Nashville appears to have come into being because of the railway station...”

According to land title records, William Jarvis, Sherrif of Toronto was granted 200 acres of land as part of the British settlement of Ontario including the parcel now containing 10 Lovat Crescent, in 1821. 100 acres of this parcel was granted by Jarvis to James Somerville in 1846. James Somerville granted 56/100 of the parcel in 1870 to The Grey and Bruce Railway. In 1881 Robert Somerville and James Somerville granted W ½ 100 ac, except part for the railway to John Train in 1881. In 1889 John Train and Anne Train, his wife, granted the west 1% of the lands to John Card. The Grey and Bruce Railway tracks are located just west of 10 Richard Lovat Crescent, crossing Nashville Road diagonally in a Northwest direction. From this information it is surmised that John Train and Anne Train are likely the first owners of 10 Richard Lovat Crescent. John Card may have been the builder of the house for John and Anne Train.

It should be noted that at the time of construction of the present heritage house, there was only a short stair to the house leading up the knoll past a well for the property, plus an unpaved access drive from Nashville Road. The small hamlet of Nashville may not have existed, but grew from proximity to the railway station nearby. The existing heritage house was a rural country estate/farm property likely related to the Grey and Bruce Railway stop. Richard Lovat Crescent was part of a 20<sup>th</sup> century land development project created as an access road from Nashville Road by the 20<sup>th</sup> century developer of the large estate properties located just north of the heritage house. Richard Lovat purchased the property for speculative development in 1985. Richard Lovat is the inventor and developer of large subterranean boring machine equipment utilized for construction of the subway system in Toronto in 2019/2020 and the name Richard Lovat Crescent is given to the recently developed access road to the larger estate residences north of the heritage house.

The property at 10 Richard Lovat Court is located on the north side of Nashville Road, an older roadway that connected Kleinburg to Nashville, and is now included as part of the Heritage District including this section of the Nashville Road.

### **3.2 Context and setting of the subject property**

Richard Lovat Court appears to be a relatively recent roadway and name, apparently named after Richard Lovat who had established a business based upon his invention of large scaled boring equipment in the beginning of the 21<sup>st</sup> Century. The present subway system under construction in Toronto is utilizing this equipment for the underground portions of the subway. We believe that Mr. Lovat purchased the former farm property at 10 Lovat Court for recent development of a series of large homes north of the heritage house, and there are no other heritage structures in the vicinity of the existing 1880's house on the property.

### **3.3 Architectural evaluation of the subject property**

The existing 19<sup>th</sup> century Italianate style house at the southern portion of the property is planned to be retained. It is in sound condition but is presently vacant.

### **3.4 Redevelopment proposal for the subject land and potential impacts on identified heritage resources**

Planned redevelopment of 10 Richard Lovat Court is to provide a new, two-storey addition with restoration of the present house residence. The existing front door of the house faces east overlooking a naturally landscaped area. At the rear of the house is a remnant of what appears to be a former unpaved driveway that connects the property to Nashville Road. Along the east side of the property, Richard Lovat Court is a new suburban street that also connects with Nashville Road and services the new subdivision of large, suburban houses.

### **3.5 Examination of preservation/mitigation options for cultural heritage resources**

It is our opinion that planned restoration and adaptive reuse of the historic house at 10 Lovat Court is in accord with the District. This house is an anomaly to many of the original heritage buildings in the District, but as a lone, former mansion of the owner is an important contribution to the history of Nashville Road and the evolution of the heritage district.

### **3.6 Avoidance Mitigation**

There are no significant cultural heritage resources to be avoided or affected by the planned changes to the property. The subject property is within the Designated Heritage District and therefore is required to respect exiting heritage character of the HCD.

### **3.7 Salvage Mitigation**

Salvation mitigation is not considered applicable in this case and is not considered. No elements which are likely to be affected by the planned changes have salvage value.

### **3.8 Historical commemoration**

Historical commemoration may be appropriate for this property.



### 3.9 Impact of development / mitigating measures – summary

| <i>Potential Negative Impact</i>                                                                                                                                      | <i>Assessment</i>                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• <i>destruction of any, or part of any, significant attributes or features</i></li> </ul>                                     | <i>no destruction of any part of significant <u>heritage</u> attributes or feature is proposed</i> |
| <ul style="list-style-type: none"> <li>• <i>isolation of a heritage attribute from its surrounding environment, context, or a significant relationship</i></li> </ul> | <i>not applicable</i>                                                                              |
| <ul style="list-style-type: none"> <li>• <i>a change in land use where the change in use negates the property's cultural heritage value</i></li> </ul>                | <i>not applicable</i>                                                                              |
| <ul style="list-style-type: none"> <li>• <i>siting, massing, and scale</i></li> </ul>                                                                                 | <i>planned improvements are consistent with the heritage district.</i>                             |

## 5.0 RECOMMENDATIONS

We are of the opinion that planned changes to the property at 10 Richard Lovat Court, located within the Kleinburg-Nashville Designated Heritage District, are consistent with the Kleinburg-Nashville Heritage District Conservation Plan and Guidelines established for changes within the District. Consideration was given to other changes within the District, especially along Napier Street and the more recent adjacent development. Intensification of development in this area is consistent with the Official Plan and policies of City of Vaughan and with the Province of Ontario.

Section 2 of the Ontario Planning Act indicates that the City of Vaughan shall have regard to matters of Provincial Interest such as the conservation of features of significant architectural, cultural, historical, archeological, or scientific interest. In addition, Section 3 of the Planning Act requires that the decision of Council shall be consistent with the Provincial Policy Statements (PPS 2014) and (PPS 238 2019)

Policy 2.6.3 of the PPS requires that “...Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.”

“Conserved” means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act.”

The existing property at 10 Richard Lovat Court as an isolated heritage property and will be restored with an addition appropriate for this property in this location within the heritage district. It is our opinion that the planned restoration and adaptive reuse of this property is consistent with continuing maintenance of the Kleinburg-Nashville Conservation District and makes a positive contribution to the maintenance of the District.

This Cultural Heritage Resource Impact Assessment is respectfully submitted by

MW HALL CORPORATION



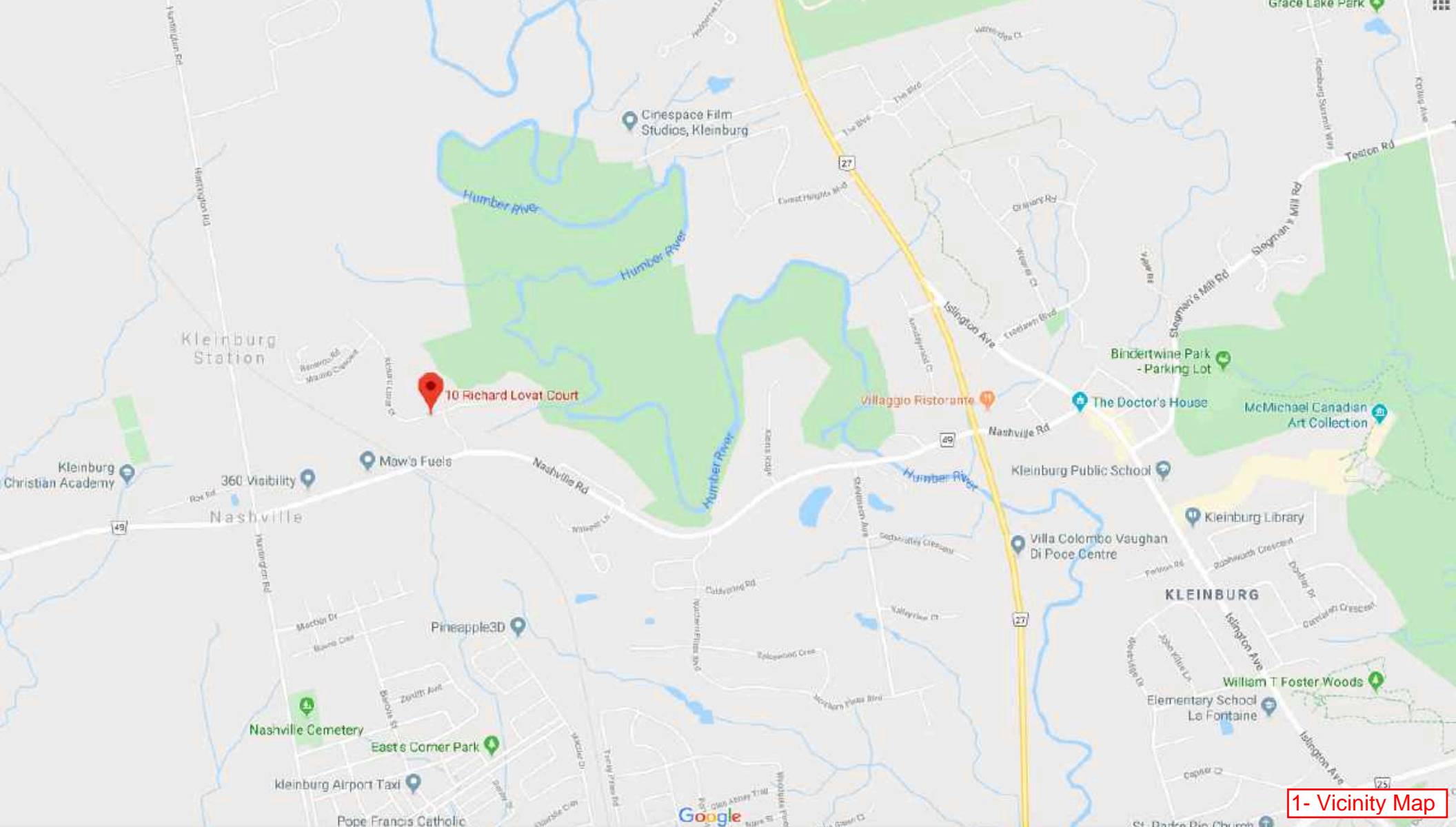
per: Mark Hall, OAA, MRAIC, FAIA, RPP, CAHP  
President

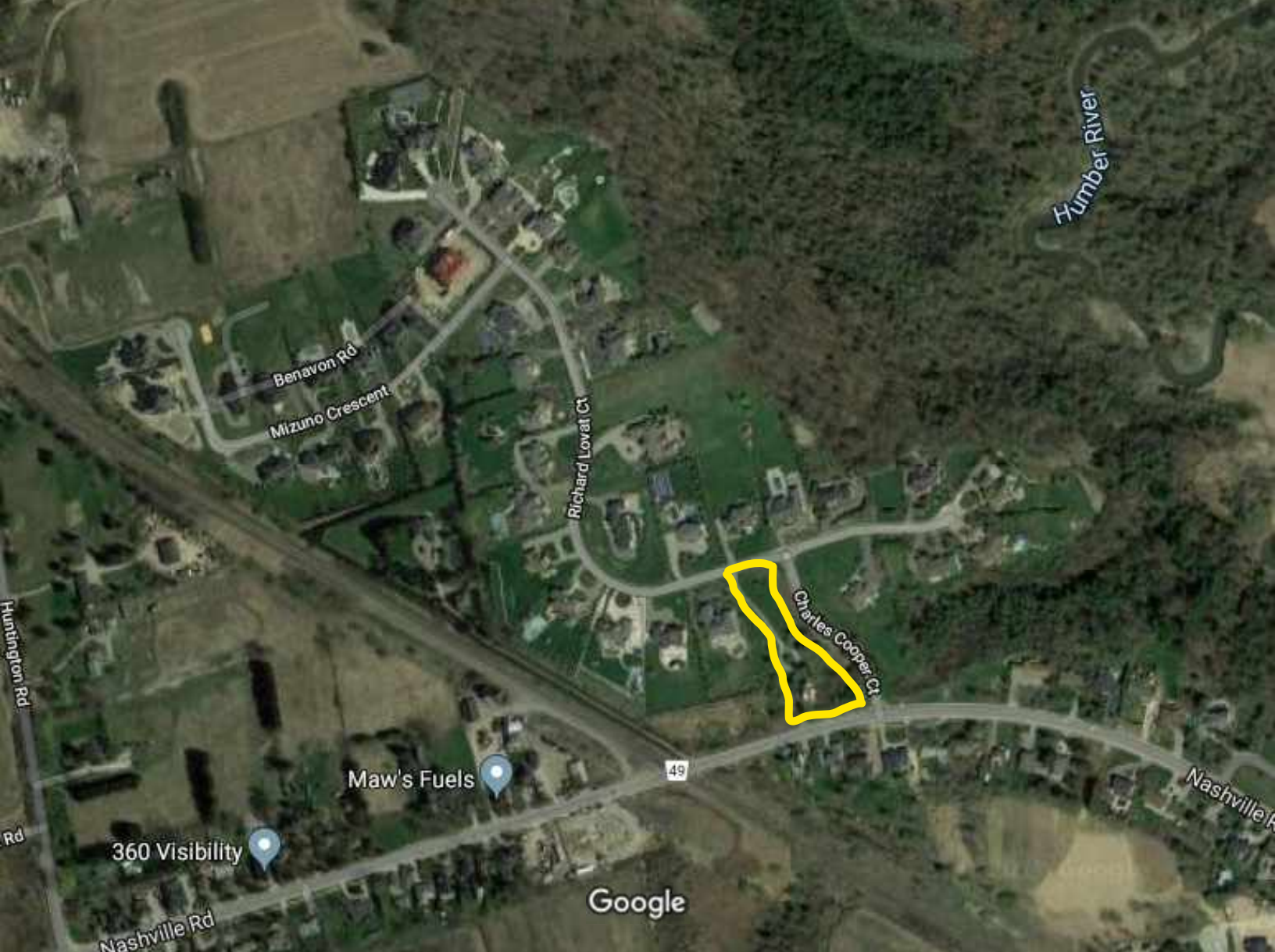
## REFERENCES

- a) Kleinburg-Nashville Heritage Conservation District Study and Plan, Phillip H. Carter Architect and Planner
- b) Ontario Planning Act, Section 2, regarding City Council responsibility for Provincial Interest heritage properties
- c) Ontario Planning Act, Section 3, regarding requirement that Council decisions are consistent with Provincial Policy Statements of 2014 and 2019.
- d) Ontario Provincial Policy Statement [PPS 2014] section 2.6.3
- e) City of Vaughan Guidelines for Heritage Impact Assessments, 2017

## APPENDICES

- 1- Vicinity Map, 10 Richard Lovat Court, City of Vaughan, Ontario
- 2- Aerial Photograph of Vicinity of subject property
- 3- Photographs, 10 Richard Lovat Court
- 4- Photographs of nearby buildings
- 5- Chain of Property Ownership
- 6- Vaughan Official Plan map
- 7- Heritage Conservation District Map, Kleinburg-Nashville
- 8- Survey of 10 Richard Lovat Court
- 9- Preliminary drawings of planned adaptive reuse of subject property
- 10- Curriculum Vitae, Mark Hall, OAA, MRAIC, FAIA, RPP, CAHP





Imagery ©2019 CNES / Airbus, First Base Solutions, Maxar Technologies, Map data ©2019

100 m

2- Aerial Map













3c- 10 Richard Lovat Court, view from south





















3h- 10 Richard Lovat Court, view facing north





3i- 10 Richard Lovat Court driveway

















4d- 36 Richard Lovat Court, view from north









4f- 70 Charles Cooper Court, view from south

10 Richard Lovat Court, Vaughan, Ontario

Owner: Salvatore Di Gregorio

Charge/Mortgage: Samshoo Investments Ltd.

CHAIN OF TITLE

Lot 16, Plan 65M3580

City of Vaughan

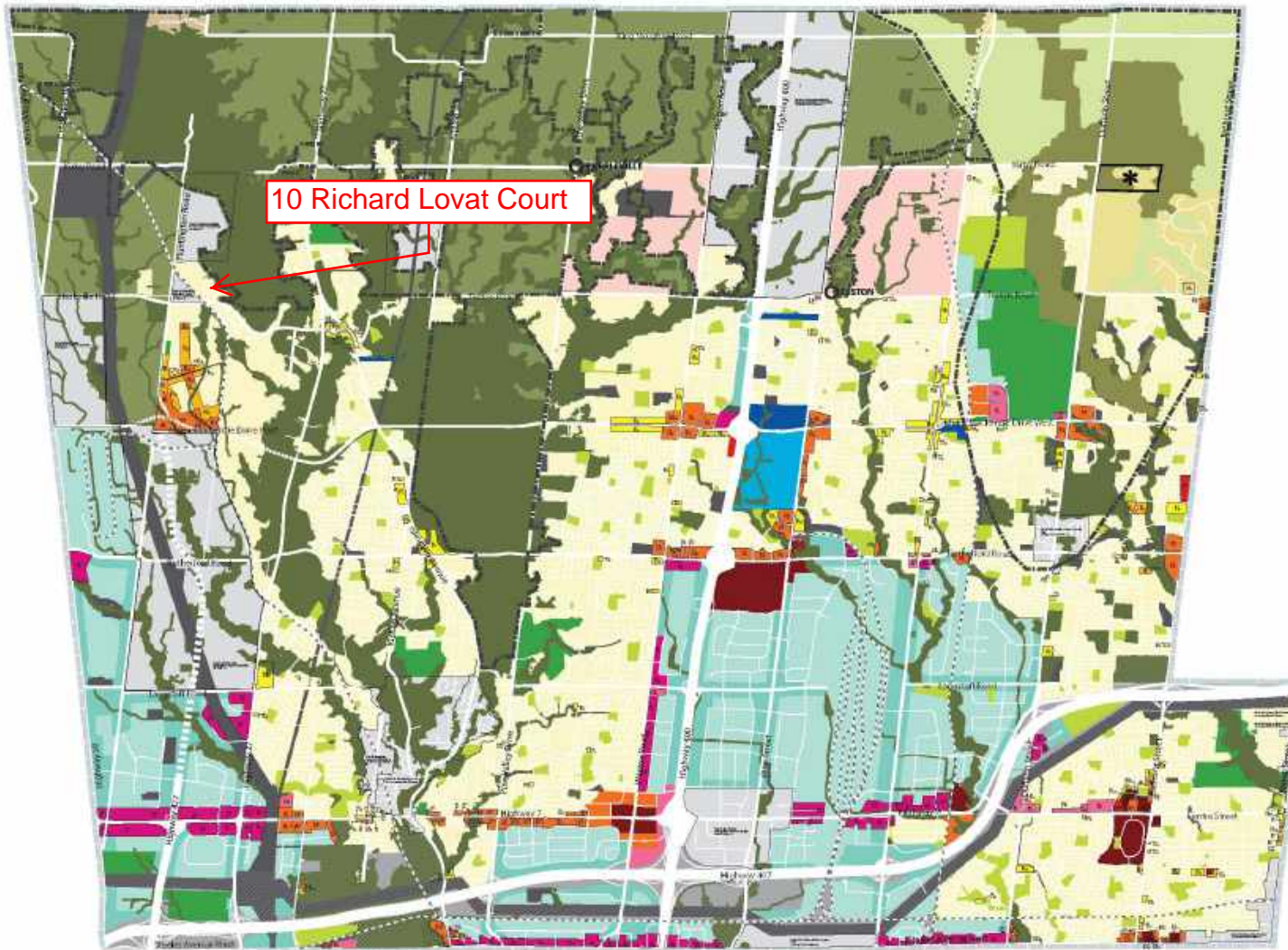
| <u>Registration #</u>                                                    | <u>Instrument</u> | <u>Date of Instrument</u> | <u>Date of registration</u> | <u>Grantor</u>                         | <u>Grantee</u>                    | <u>Land and remarks</u>                     |
|--------------------------------------------------------------------------|-------------------|---------------------------|-----------------------------|----------------------------------------|-----------------------------------|---------------------------------------------|
|                                                                          | Patent            | Crown                     | 4 April 1821                |                                        | William Monson Jarvis             | All lot 26, con. 9, Vaughan 200 ac.         |
| 26117                                                                    | Deed poll         | 22 Jan. 1846              | 7 Feb. 1846                 | Wm. B. Jarvis, sheriff                 | James Somerville                  | 110 pounds. 100 ac. W ½                     |
| 620                                                                      | Grant             | 16 June 1870              | 20 June 1870                | James Somerville                       | The Grey and Bruce Railway        | \$100 56/100 ac.                            |
| 3400                                                                     | Grant             | 31 March 1877             | 21 Nov. 1881                | John Somerville                        | Robert Somerville                 | \$1,000 W ½ 100 ac. ex. Pt. to railway      |
| 3402                                                                     | Grant             | 21 Nov. 1881              | 21 Nov. 1881                | Robert Somerville and James Somerville | John Train                        | \$3,500 W ½ 100 ac. ex. Pt. to railway      |
| 4949                                                                     | Grant             | 7 Jan. 1889               | 10 Jan. 1889                | John Train and Anne Train, his wife    | John Card                         | \$200 W 1 ¾                                 |
| <b>4950</b><br><b>Note: could not locate transfer from Card to Train</b> | <i>Mortgage</i>   | <i>7 Jan. 1889</i>        | <i>10 Jan. 1889</i>         | <i>John L. Card</i>                    | <i>John Train</i>                 | <b>\$150 Discharge by 5150 9 Jan. 1890.</b> |
| 7467                                                                     | Release           | 9 Apr. 1903               | 14 Apr. 1903                | Rachel Train                           | John W. Train and Robert J. Train | \$500 W ½                                   |
| 7483                                                                     | Legacy            | 9 March 1903              | 24 Apr. 1903                | Edwin L. Train                         | Robert James Train                | \$125 W ½                                   |
| 7484                                                                     | Will              | 31 Mar. 1903              | 24 Apr. 1903                | James Train                            | Robert James Train                |                                             |

| <u>Registration #</u> | <u>Instrument</u>   | <u>Date of Instrument</u> | <u>Date of registration</u> | <u>Grantor</u>                                   | <u>Grantee</u>                                          | <u>Land and remarks</u>                        |
|-----------------------|---------------------|---------------------------|-----------------------------|--------------------------------------------------|---------------------------------------------------------|------------------------------------------------|
| 7649                  | Assn.of Declaration | 18 June 1903              | 22 Mar. 1904                | Thomas Henry Train and Robert James Train        | George E. Train                                         | \$600<br>W ½                                   |
| 8372                  | Grant               | 18 Oct. 1907              | 23 Oct. 1907                | Robert J. Train and Esther Train his wife        | The Toronto Gray and Bruce Railway Company              | \$60.00<br>0.526 ac                            |
| 8391                  | Quit claim          | 26 Oct. 1904              | 8 Nov. 1904                 | George E. Train                                  | Robert J. Train                                         | \$1.00                                         |
| 11990                 | Grant               | 5 March 1920              | 11 March 1920               | Robert J. Train and Esther Emily Train his wife  | James Culham                                            | \$10,000<br>W ½                                |
| 13358                 | Grant               | 26 May 1923               | 1 June 1923                 | James Culham                                     | Wilbur M. Waind and Nora G. Waind, his wife             | Exchange of land and \$10<br>As in 11990       |
| 13412                 | Grant               | 10 July 1923              | 11 July 1923                | Wilbur M. Waind and Nora G. Waind                | Patrick J. Lamphier and Christina E. Lamphier, his wife | W ½ and Exchange of property and \$1.          |
| 13471                 | Grant               | 30 Aug. 1923              | 30 Aug. 1923                | Patrick J. Lamphier and Christina E. Lamphier    | Walter Ginn                                             | W ½ exc. lands sold to William Patterson       |
| 14734                 | Grant               | 2 May 1927                | 19 May 1927                 | William Ginn                                     | Herbert Percival Wardlaw                                | \$10,000<br>W ½ exc lands sold to John Dalziel |
| 39418                 | Grant               | 13 Aug. 1957              | 19 Feb. 1958                | Herbert P. Wardlaw and Alta E. Wardlaw           | Trans- Canada Pipe Line Limited                         | Easement re pipeline                           |
| 48220                 | Grant               | 4 Oct. 1961               | 20 Dec. 1961                | Herbert Percival Wardlaw and Alta E. Wardlaw     | Carl J. Corcoran                                        | \$52,500<br>106.5 ac.<br>Plan 4084             |
| 67944                 | Grant               | 21 Jan. 1971              | 27 Jan. 1971                | Carl J. Corcoran and Nancy A. Corcoran, his wife | Corcair Farms Limited                                   | Nil<br>106.5 ac.                               |
| 362806                | Grant               | 31 Jan. 1985              | 15 Feb. 1985                | Corcair Farms Limited                            | Kleinburg Hills Estates Limited                         | \$750,000<br>106.5 ac                          |

| <u>Registration #</u>                                                                                                                   | <u>Instrument</u>                               | <u>Date of Instrument</u> | <u>Date of registration</u> | <u>Grantor</u>                               | <u>Grantee</u>                     | <u>Land and remarks</u>                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|---------------------------|-----------------------------|----------------------------------------------|------------------------------------|-------------------------------------------------------------------|
| 427121                                                                                                                                  | Notice of application<br>Land Titles Act        |                           | 22 Mar.<br>1981             |                                              |                                    |                                                                   |
| 444937                                                                                                                                  | Notice of first registration<br>Land Titles Act |                           |                             |                                              |                                    |                                                                   |
| LT 1044059                                                                                                                              | Notice of Agreement                             |                           | 28 June<br>1995             | The Corporation<br>of the City of<br>Vaughan | Kleinburg Hills<br>Estates Limited | Part of<br>parcel 26-<br>section V-9,<br>part 1 plan<br>65R-16839 |
| LT 1058331                                                                                                                              | Notice of<br>amending<br>agreement              |                           | 6 Sept.<br>1995             | The Corporation<br>of the City of<br>Vaughan | Kleinburg Hills<br>Estates Limited | As in LT<br>1044059                                               |
| LT 1058980                                                                                                                              | Plan<br>document                                |                           | 11 Sept.<br>1995            |                                              | Kleinburg Hills<br>Estates Limited | Remainder<br>of Parcel<br>26-1                                    |
| LT 1058981                                                                                                                              | Application                                     |                           | 11 Sept.<br>1995            |                                              | Kleinburg Hills<br>Estates Limited | Lots 1-7<br>Plan 65M<br>3043                                      |
| LT1349218                                                                                                                               | Transfer                                        |                           | 1999/04<br>/07              | Kleinburg Hills<br>Estates Limited           | K.C. Jam<br>Investments Inc.       | Pin 03349-<br>0003                                                |
| LT1542246                                                                                                                               | Transfer under<br>power of sale                 | \$1,500,000               | 2000/10<br>/26              | Kleinburg Hills<br>Estates Limited           | 1446258 Ontario<br>Ltd.            | Pin 03349-<br>0003                                                |
| 65M 3580                                                                                                                                | Plan of<br>subdivision                          |                           | 2002/07<br>/12              |                                              |                                    |                                                                   |
| YR 133371                                                                                                                               | Application                                     |                           | 2002/04<br>/22              | Hydro Vaughan<br>Distribution Inc.           | 1446258 Ontario<br>Inc.            | Pin 03349-<br>0003                                                |
| YR 152754                                                                                                                               | Subdivision<br>agreement                        |                           | 2002/05<br>/31              | The Corporation<br>of the City of<br>Vaughan | 1446258 Ontario<br>Inc.            | Pin 03349-<br>0003                                                |
| YR 2991042<br><b>NOTE: could not<br/>locate a transfer<br/>from 1446258<br/>Ontario Inc. to<br/>Lupis Financial<br/>Consulting Inc.</b> | Transfer                                        | <b>\$1,550,000</b>        | 2019/07<br>/31              | Lupis Financial<br>Consulting Inc.           | Di Gregorio,<br>Salvatore          | 03349-<br>0407<br>Lot 16, Plan<br>65M<br>3580                     |
| YR 2991042                                                                                                                              | Charge                                          | \$750,000                 | 2009/07<br>/31              | Di Gregorio,<br>Salvatore                    | Samshoo<br>Investments Ltd.        | 03349-<br>0407<br>Lot 16, Plan<br>65M3580                         |



SCHEDULE 13  
Land Use



- Natural Areas
  - Parks
  - Private Open Spaces
  - Agricultural
  - Rural
  - Low-Rise Residential
  - Low-Rise Mixed-Use
  - Mid-Rise Residential
  - Mid-Rise Mixed-Use
  - High-Rise Residential
  - High-Rise Mixed-Use
  - Community Commercial Mixed-Use
  - Employment Commercial Mixed-Use
  - General Employment
  - Prestige Employment
  - Major Institutional
  - New Community Areas
  - Theme Park and Entertainment
  - Parkway Belt West Lands
  - Infrastructure and Utilities
  - Lands Subject to Approved Area-Specific Secondary Planning (see Schedule 13)
  - Roads
  - Railways
  - Greenbelt Plan Area & Oak Ridges Moraine Conservation Plan Area
  - Oak Ridges Moraine Natural Core
  - Oak Ridges Moraine Natural Linkage
  - Oak Ridges Moraine Countryside
  - Hamlet
  - Minister's Decision on ORMCP Designation Deferred
  - Municipal Boundary
- Refer to Schedule 13B/C for Lands Subject to Area and Site-Specific Policies in Volume 2

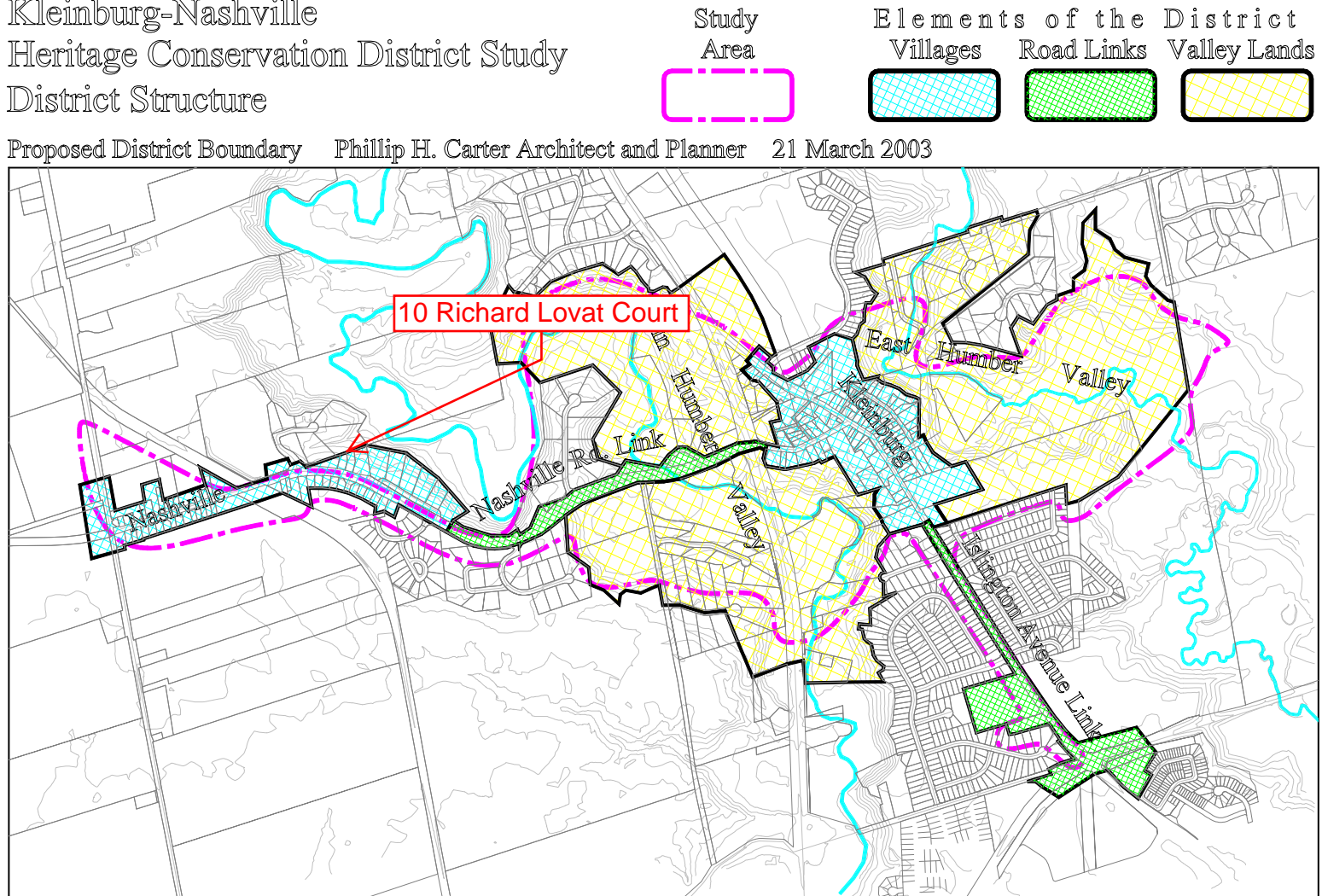




In recognition of the variety of contexts within the District, it is divided into three kinds of elements: the villages, the road links, and the valley lands. The design guidelines for new construction, in Section 9.5 of the Plan, reflect these differing contexts.

# Kleinburg-Nashville Heritage Conservation District Study District Structure

Proposed District Boundary Phillip H. Carter Architect and Planner 21 March 2003



# **RICHARD LOVAT COURT** (DEDICATED BY REGISTERED PLAN 65M-3580) PIN 03349-0412(LT)

**BLOCK 19 (RESERVE)**  
**REGISTERED PLAN 65M-3580**  
PIN 03349-0410(LT)

**PLAN 65M-3580**

**REGISTERED**

**PLAN**

**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1**  
**PLAN OF**  
**LOT 16**  
**REGISTERED PLAN 65M-3580**  
**CITY OF VAUGHAN**  
**REGIONAL MUNICIPALITY OF YORK**

SCALE = 1:300 m

**METRIC: DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.**

## **PART 2 - REPORT SUMMARY**

MUNICIPALLY KNOWN AS NO. 10 RICHARD LOVAT COURT  
LOT 16, REGISTERED PLAN 65M-3580  
CITY OF VAUGHAN,  
REGIONAL MUNICIPALITY OF YORK

**EASEMENTS OR RIGHT OF WAY**

NONE

**COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS**

No investigation with respect to Municipal Zoning requirement has been made in connection with this Report.

**ADDITIONAL REMARKS**

MONUMENTS SHOWN AS "WT" ARE WITNESS MONUMENTS AND ARE NOT AT THE PROPERTY CORNER.

THE FENCES ARE AS SHOWN ON THE SURVEY PLAN.

NOTE THE LOCATION OF THE ROCKS BETWEEN NO. 10 AND NO. 20 RICHARD LOVAT COURT.

THIS REPORT HAS BEEN PREPARED FOR "MR. TONI VIOLA" AND GUIDO PAPA SURVEYING - A DIVISION OF J.D. BARNES LTD. ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

**NOTE:**  
GUIDO PAPA SURVEYING - A DIVISION OF J.D. BARNES LTD. is not liable for use of this REPORT by any party or parties for FUTURE TRANSACTIONS or for any unrelated purposes.

This REPORT reflects conditions at time of survey. UPDATING may be required to issue ADDITIONAL COPIES subsequent to DATE of the SURVEYOR'S CERTIFICATE.

**NOTE:**  
BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF LOT 16 AS SHOWN ON REGISTERED PLAN 65M-3580, HAVING A BEARING OF N17°30'40"W.

| SYMBOL  | DENOTES                                  | SURVEY MONUMENT FOUND                    |
|---------|------------------------------------------|------------------------------------------|
| ■       | DENOTES                                  | SURVEY MONUMENT PLANTED                  |
| SB      | STANDARD IRON BAR                        | STANDARD IRON BAR                        |
| SSB     | SHORT STANDARD IRON BAR                  | SHORT STANDARD IRON BAR                  |
| IB      | IRON BAR                                 | IRON BAR                                 |
| CC      | CUT CROSS                                | CUT CROSS                                |
| WT      | WITNESS                                  | WITNESS                                  |
| OU      | ORIGIN UNKNOWN                           | ORIGIN UNKNOWN                           |
| M       | MEASURED                                 | MEASURED                                 |
| PL      | REGISTERED PLAN 65M-3580                 | REGISTERED PLAN 65M-3580                 |
| PL2     | REGISTERED PLAN 65M-3043                 | REGISTERED PLAN 65M-3043                 |
| P       | S.R.P.R. BY YOUNG & YOUNG SURVEYING INC. | S.R.P.R. BY YOUNG & YOUNG SURVEYING INC. |
| JOB     | DATED OCTOBER 27, 2011                   | DATED OCTOBER 27, 2011                   |
| YY      | J.D. BARNES LTD. O.L.S.                  | J.D. BARNES LTD. O.L.S.                  |
| 1253    | YOUNG AND YOUNG SURVEYING INC. O.L.S.    | YOUNG AND YOUNG SURVEYING INC. O.L.S.    |
| -OH-    | D.J. CULLEN O.L.S.                       | D.J. CULLEN O.L.S.                       |
| INT     | LINE OF OVERHEAD CABLES                  | LINE OF OVERHEAD CABLES                  |
| BF      | INTERLOCK                                | INTERLOCK                                |
| WF      | BOARD FENCE                              | BOARD FENCE                              |
| PLR     | WROUGHT IRON FENCE                       | WROUGHT IRON FENCE                       |
| N.S.E.W | FLAR                                     | FLAR                                     |
|         |                                          | NORTH, SOUTH, EAST, WEST                 |

## **SURVEYOR'S CERTIFICATE:**

I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON THE  
2nd DAY OF JULY, 2019

DATE: JULY 03, 2019

VALERIO G. PAPA  
ONTARIO LAND SURVEYOR

**BLOCK 18 (RESERVE)**  
**REGISTERED PLAN 65M-3580**  
PIN 03349-0406(LT)

**BLOCK 17 (STREET WIDENING)**  
**REGISTERED PLAN 65M-3580**  
PIN 03349-0408(LT)

**BLOCK 12 (0.30 RESERVE)**  
**REGISTERED PLAN 65M-3043**  
PIN 03349-0005(LT)

**BLOCK 13 (0.30 RESERVE)**  
**REGISTERED PLAN 65M-3043**  
PIN 03349-0006(LT)

**LOT 16**  
PIN 03349-0407(LT)

R=75.00(PLASSET)  
A=54.05  
C=52.89  
(PL2,PLASSET)  
N38°07'39"W

R=50.50(PL2,PLASSET)  
A=31.45  
C=30.94  
(PL2,PLASSET)  
N40°58'07"W

R=50.20(PL2,PLASSET)  
A=8.00  
C=7.99  
(PL2,PLASSET)  
N18°33'53"W

**BLOCK 16 (0.30 RESERVE)**  
**REGISTERED PLAN 65M-3043**  
PIN 03349-0008(LT)

**BLOCK 10 (STREET WIDENING)**  
**REGISTERED PLAN 65M-3043**  
PIN 03349-0004(LT)

**BLOCK 14 (0.30 RESERVE)**  
**REGISTERED PLAN 65M-3043**  
PIN 03349-0007(LT)

**NASHVILLE ROAD**  
(ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 25 AND 26)  
PIN 03349-0002(LT)



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|                                                                                                       |                       |                                |
|-------------------------------------------------------------------------------------------------------|-----------------------|--------------------------------|
| <b>GUIDO PAPA SURVEYING</b><br>A Division of J.D. Barnes Limited                                      |                       | SURVEYING<br>MAPPING<br>GIS    |
| UNIT B7 - 9135 KEELE ST., VAUGHAN, ON L4K 6H4<br>T: (289) 553-5961 F: (289) 553-5966 www.jdbarnes.com |                       |                                |
| DRAWN BY:<br>A.A.                                                                                     | CHECKED BY:<br>V.G.P. | REFERENCE NO.:<br>19-18-353-00 |



## 10 RICHARD LOVAT BOULEVARD 2-STY ADDITION & INTERIOR ALTERATIONS

### LIST OF DRAWINGS

ISSUED FOR REVIEW, OCTOBER 28, 2019

- A1 SITE PLAN AND STATISTICS
- A1A PART SITE PLAN
- A2 PROPOSED BASEMENT PLAN
- A3 PROPOSED GROUND FLOOR PLAN
- A4 PROPOSED SECOND FLOOR PLAN
- A5 PROPOSED THIRD FLOOR PLAN
- A6 PROPOSED ROOF PLAN

- A6 PROPOSED FRONT (EAST) ELEVATION
- A7 PROPOSED REAR (WEST) ELEVATION
- A8 PROPOSED SIDE (NORTH) ELEVATION
- A9 PROPOSED SIDE (SOUTH) ELEVATION

(DEDICATED BY REGISTERED PLAN 65M-3580)  
PIN 03349-0412(LT)

BLOCK 19 (RESERVE)  
REGISTERED PLAN 65M-3580  
PIN 03349-0410(LT)

## PLAN

65M-3580

**SURVEYOR'S REAL PROPERTY REPORT  
PART 1  
PLAN OF  
LOT 16  
REGISTERED PLAN 65M-3580  
CITY OF VAUGHAN  
REGIONAL MUNICIPALITY OF YORK**

LOT 15  
PIN 03349-0408(LT,

LOT 16  
PIN 03349-0407(LT)

BLOCK 18 (RESERVE)  
REGISTERED PLAN 65M-3580  
PIN 03349-0409(LT)

BLOCK 17 (STREET WIDENING)  
REGISTERED PLAN 65M-3580  
PIN 03349-0408(LT)

BLOCK 12 (0.30 RESERVE) —  
REGISTERED PLAN 65M-3043  
PIN 03349-0005(LT)

BLOCK 13 (0.30 RESERVE)  
REGISTERED PLAN 65M-3043  
PIN 03349-0006(LT)

NASHVILLE ROAD

BLOCK 14 (0.30 RESERVE)  
REGISTERED PLAN 65M-3043  
PIN 03349-0007(LT)

CHARLES COOPER COURT  
(DEDICATED BY REGISTERED PLAN 65M-3043)

BY REGISTERED PLAN  
PIN 03349-0010(LT)

BLOCK 11 (0.30 RESERVE)  
REGISTERED PLAN 65M-3043  
PIN 03349-0009(LT)

94

## 10 RICHARD LOVAT COURT

• LOT AREA = 68819.38 SQ.FT. (6393.53 SQ.M.)

• FLOOR AREAS :

EXISTING

PROPOSED

TOTAL

GROUND FLOOR = 1191.56 SQ.FT      825.79 SQ.FT      2017.35 SQ.FT  
(110.69 SQ.M.)      (76.71 SQ.M.)      (187.41 SQ.M.)

SECOND FLOOR = 1150.56 SQ.FT      1759.39 SQ.FT      2909.95 SQ.FT  
(106.89 SQ.M.)      (163.45 SQ.M.)      (270.34 SQ.M.)

THIRD FLOOR = 0.00 SQ.FT 2111.32 SQ.FT 2111.32 SQ.FT  
(0.00 SQ.M.) (196.14 SQ.M.) (196.14 SQ.M.)

|                |                                 |                                 |                                 |
|----------------|---------------------------------|---------------------------------|---------------------------------|
| TOTAL G.F.A. = | 2342.12 SQ.FT<br>(217.59 SQ.M.) | 4696.50 SQ.FT<br>(436.31 SQ.M.) | 7038.62 SQ.FT<br>(653.90 SQ.M.) |
|----------------|---------------------------------|---------------------------------|---------------------------------|

COVERAGE :

EXISTING

PROPOSED

TOTAL

GROUND FLOOR = 1191.56 SQ.FT 825.79 SQ.FT 2017.35 SQ.FT  
(110.69 SQ.M.) (76.71 SQ.M.) (187.41 SQ.M.)

GARAGE = 0.00 SQ.FT 929.33 SQ.FT 929.33 SQ.FT  
(0.00 SQ.M.) (86.33 SQ.M.) (86.33 SQ.M.)

|                  |                                 |                                 |                                 |
|------------------|---------------------------------|---------------------------------|---------------------------------|
| TOTAL COVERAGE = | 1191.56 SQ.FT<br>(110.69 SQ.M.) | 1755.12 SQ.FT<br>(163.05 SQ.M.) | 2946.68 SQ.FT<br>(273.75 SQ.M.) |
|------------------|---------------------------------|---------------------------------|---------------------------------|

2 PROPOSED  
A1 SITE DATA

LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9  
PHONE: (416) 405-8164 FAX: (416) 405-9601

PROJECT: INTERIOR ALTERATIONS

LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG

DWG. BY: PD

CK'D BY:LM

APP. BY:

DATE: AUG. 27, 2019

JOB NO.:

DWG. NO.: A1 OF 9

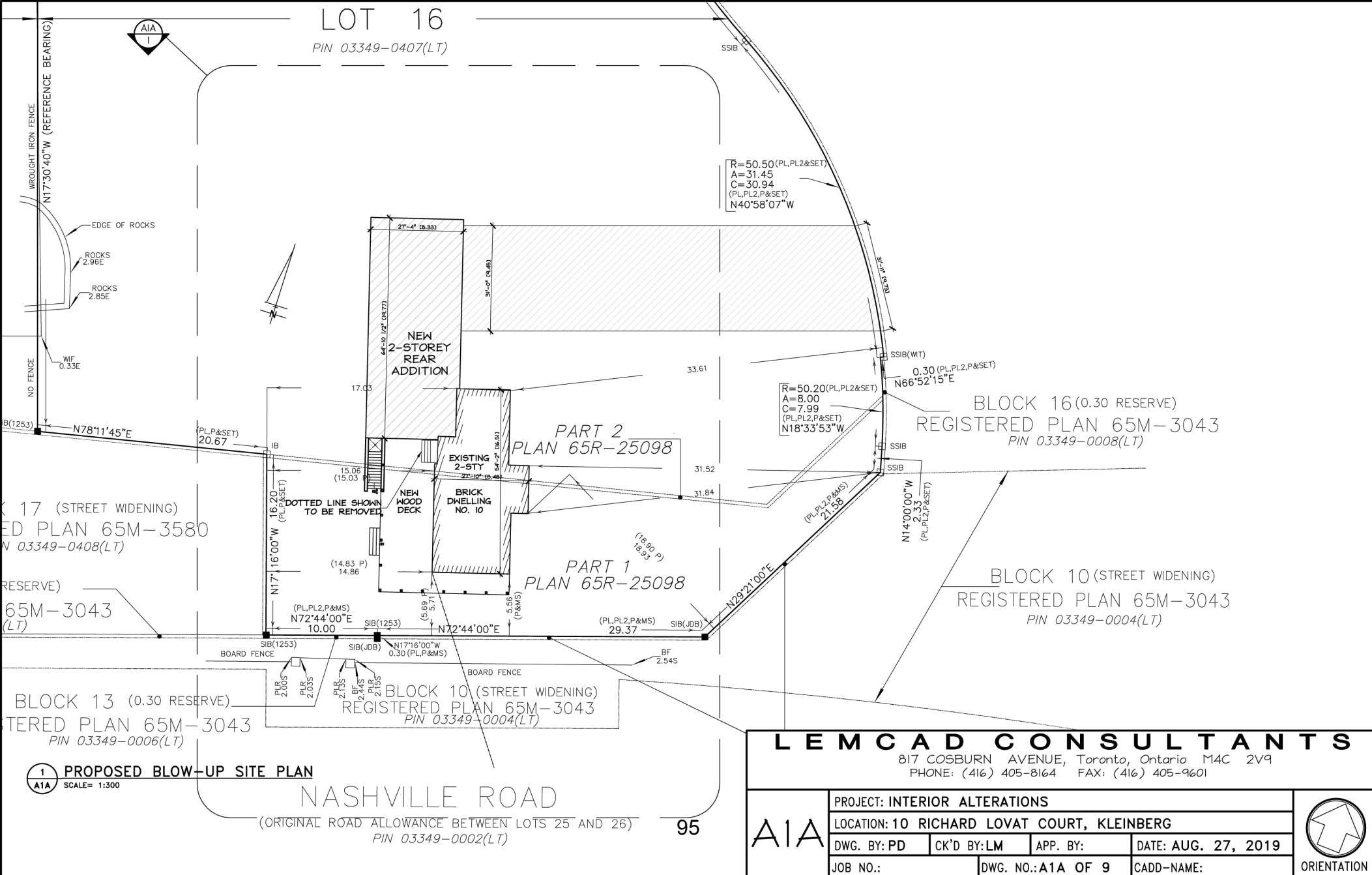
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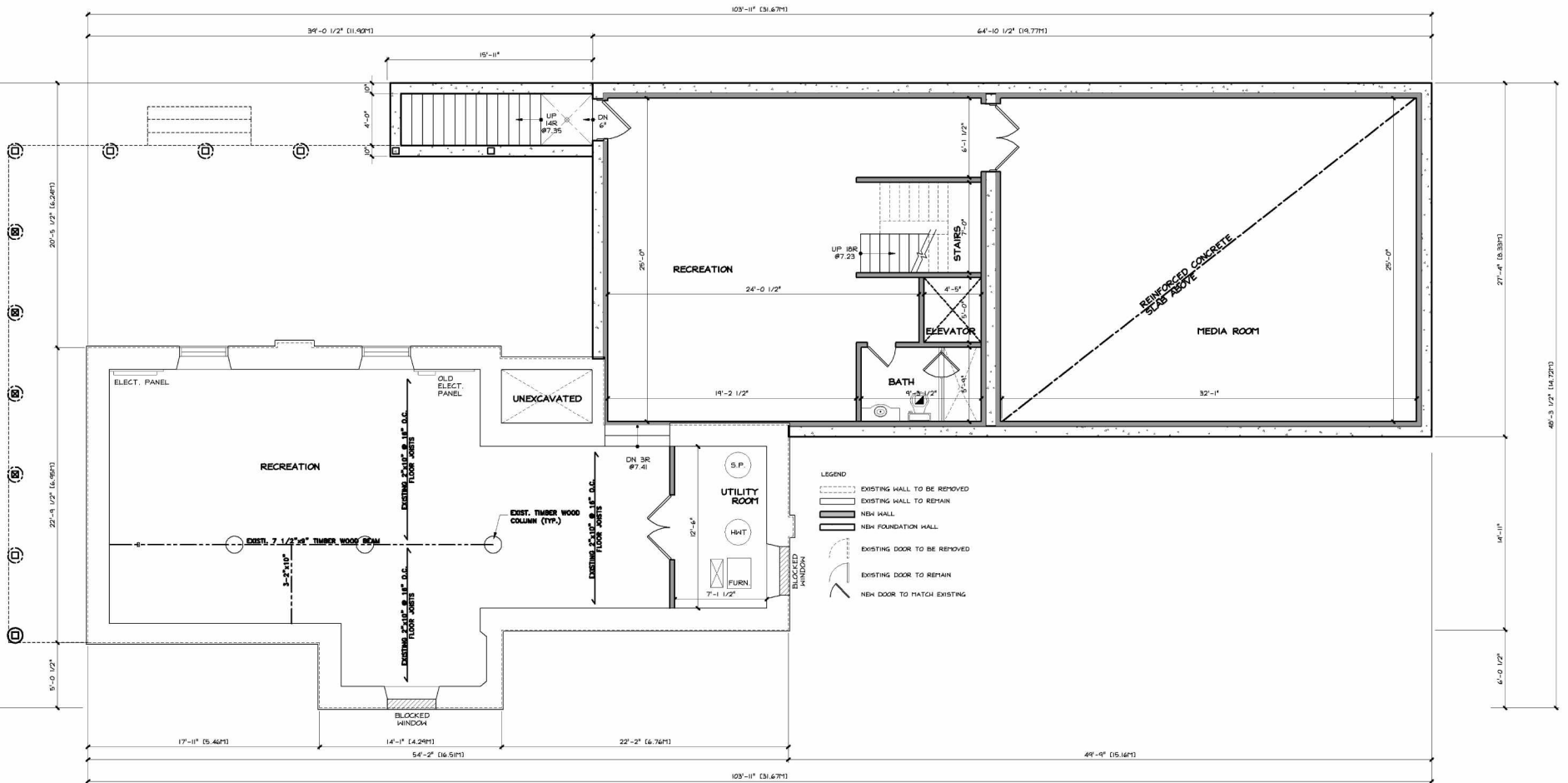


## ORIENTATION

1 PROPOSED SITE PLAN  
A1 SCALE= 1:700




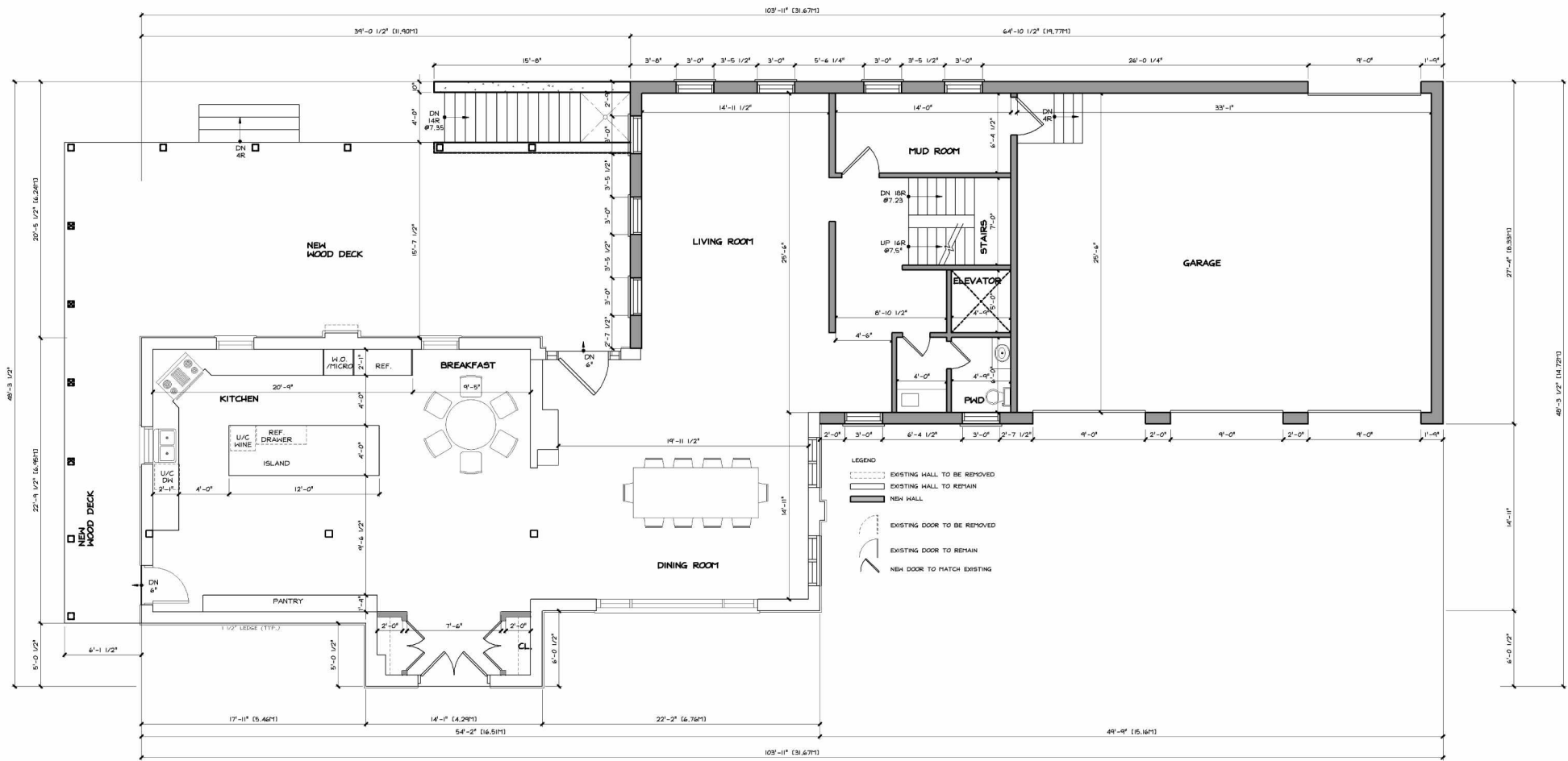




**1**  
**A2** **PROPOSED BASEMENT FLOOR PLAN**  
SCALE: 1/8"=1'-0"

|                                                                                           |             |                    |                     |
|-------------------------------------------------------------------------------------------|-------------|--------------------|---------------------|
| <b>LEMCAD CONSULTANTS</b>                                                                 |             |                    |                     |
| 817 COSBURN AVENUE, Toronto, Ontario M4C 2V9<br>PHONE: (416) 405-8164 FAX: (416) 405-9601 |             |                    |                     |
| PROJECT: PROPOSED ADDITION AND INT. ALTERATIONS                                           |             |                    |                     |
| LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG                                               |             |                    |                     |
| DWG. BY: PD                                                                               | CK'D BY: LM | APP. BY:           | DATE: OCT. 28, 2019 |
| JOB NO.:                                                                                  |             | DWG. NO.: A2 OF 10 | CADD-NAME:          |

  
 ORIENTATION



**1**  
**A3**  
**PROPOSED**  
**GROUND FLOOR PLAN**  
SCALE: 1/8"=1'-0"

# **LEMCAD CONSULTANTS**

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9  
PHONE: (416) 405-8164 FAX: (416) 405-9601

PROJECT: PROPOSED ADDITION AND INT. ALTERATIONS

LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG

DWG. BY: PD

CK'D BY: LM

APP. BY:

DATE: OCT. 28, 2019

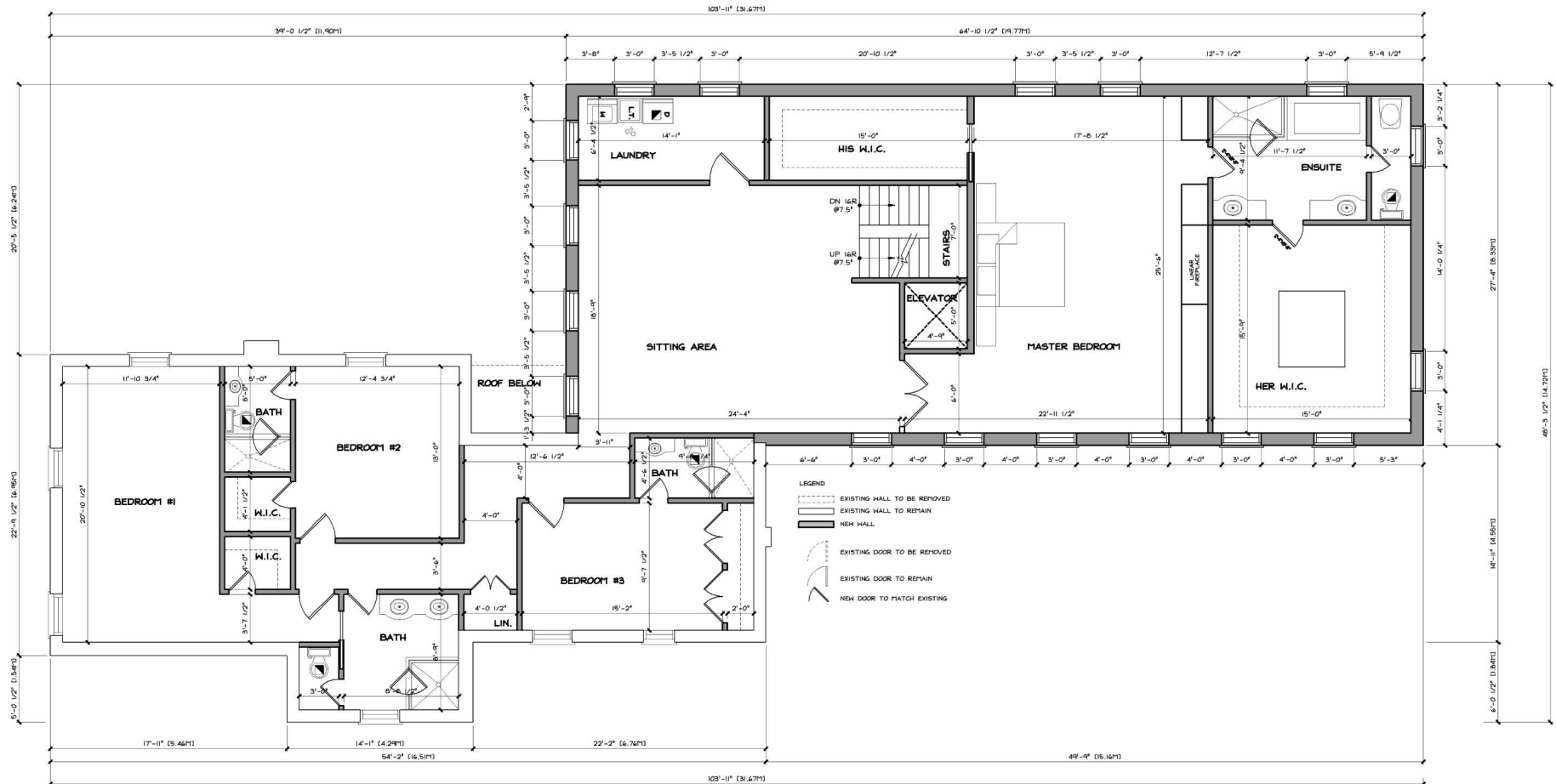
JOB NO.:

DWG. NO.: A3 OF 10

CADD-NAME:



ORIENTATION



**1**  
**A4** **PROPOSED**  
**SECOND FLOOR PLAN**  
SCALE: 1/8"=1'-0"

# **LEMCAD CONSULTANTS**

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9  
PHONE: (416) 405-8164 FAX: (416) 405-9601

PROJECT: PROPOSED ADDITION AND INT. ALTERATIONS

LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG

DWG. BY: PD

CK'D BY: LM

APP. BY:

DATE: OCT. 28, 2019

JOB NO.:

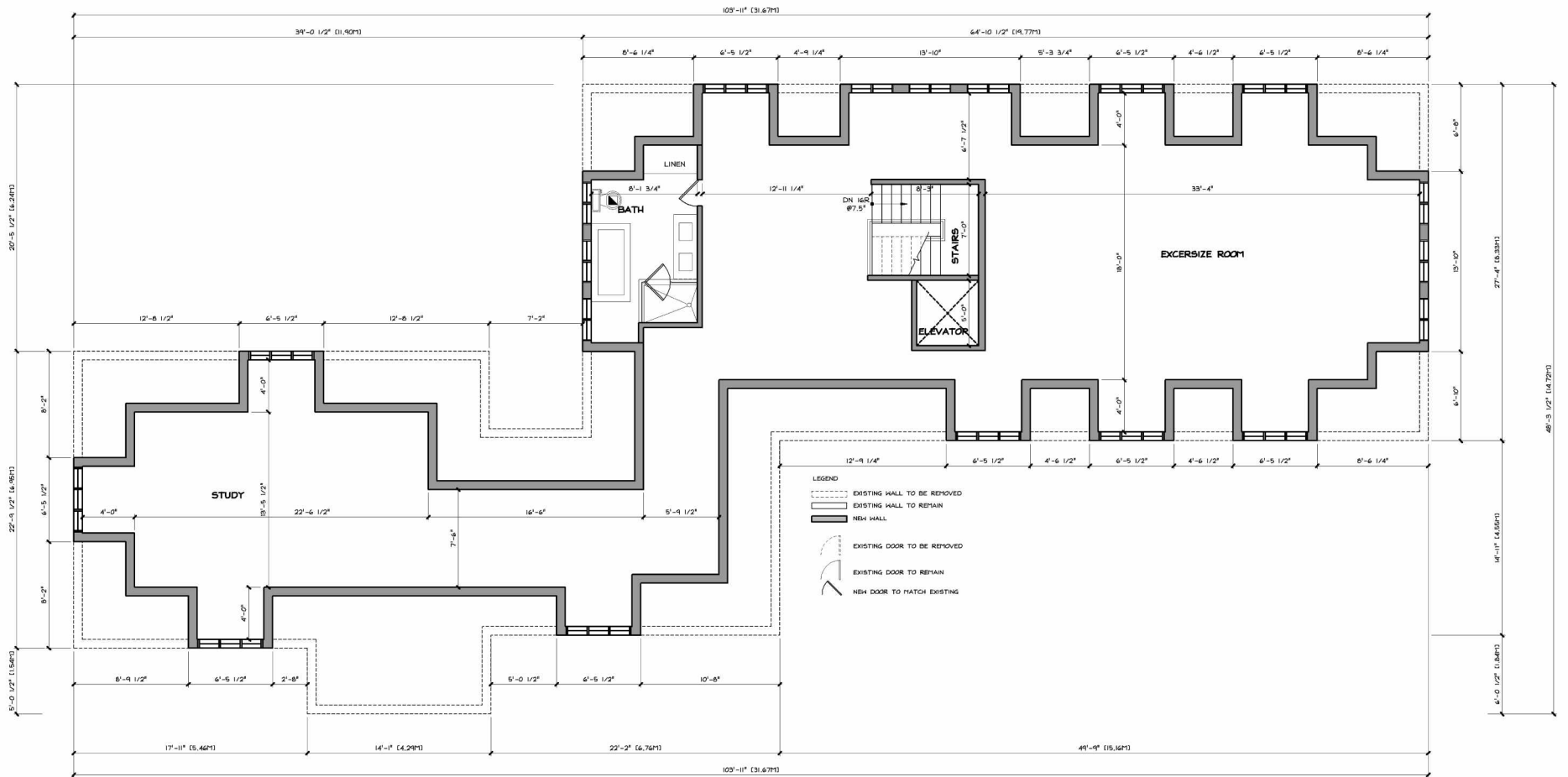
DWG. NO.: A4 OF 10

CADD-NAME:



ORIENTATION





**1**  
**A5**  
**PROPOSED**  
**THIRD FLOOR PLAN**  
SCALE: 1/8"=1'-0"

# **LEMCAD CONSULTANTS**

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9  
PHONE: (416) 405-8164 FAX: (416) 405-9601

PROJECT: PROPOSED ADDITION AND INT. ALTERATIONS

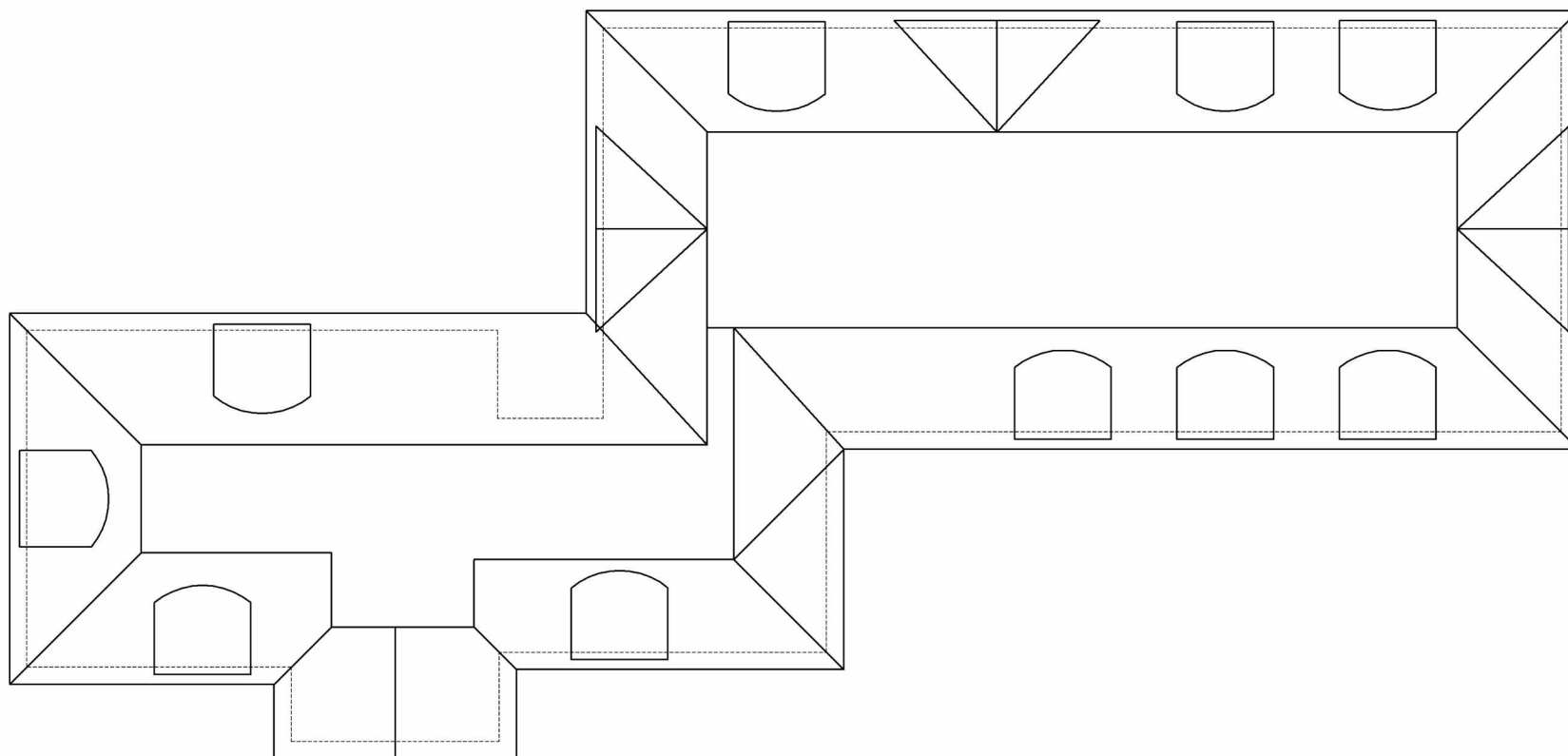
LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG

DWG. BY: PD CK'D BY: LM APP. BY: DATE: OCT. 28, 2019

JOB NO.: DWG. NO.: A5 OF 10 CADD-NAME:



ORIENTATION



1  
A6  
PROPOSED  
ROOF PLAN  
SCALE: 1/8"=1'-0"

100

## LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9  
PHONE: (416) 405-8164 FAX: (416) 405-9601

A6

PROJECT: PROPOSED ADDITION AND INT. ALTERATIONS

LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG

DWG. BY: PD

CK'D BY: LM

APP. BY:

DATE: OCT. 28, 2019

JOB NO.:

DWG. NO.: A6 OF 10

CADD-NAME:



ORIENTATION



1  
A7  
PROPOSED  
FRONT (EAST) ELEVATION  
SCALE: 1/8"=1'-0"

|                                                                                           |                                                 |             |             |
|-------------------------------------------------------------------------------------------|-------------------------------------------------|-------------|-------------|
| <b>LEMCAD CONSULTANTS</b>                                                                 |                                                 |             |             |
| 817 COSBURN AVENUE, Toronto, Ontario M4C 2V9<br>PHONE: (416) 405-8164 FAX: (416) 405-9601 |                                                 |             |             |
| <b>A7</b>                                                                                 | PROJECT: PROPOSED ADDITION AND INT. ALTERATIONS |             |             |
|                                                                                           | LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG     |             |             |
|                                                                                           | DWG. BY: PD                                     | CK'D BY: LM | APP. BY:    |
|                                                                                           | DATE: OCT. 28, 2019                             |             |             |
| JOB NO.:                                                                                  | DWG. NO.: A7 OF 10                              | CADD-NAME:  | ORIENTATION |



**PROPOSED**  
**REAR (WEST) ELEVATION**  
 SCALE: 1/8"=1'-0"

102

## LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9  
 PHONE: (416) 405-8164 FAX: (416) 405-9601

A8

PROJECT: PROPOSED ADDITION AND INT. ALTERATIONS

LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG

DWG. BY: PD

CK'D BY: LM

APP. BY:

DATE: OCT. 28, 2019

JOB NO.:

DWG. NO.: A8 OF 10

CADD-NAME:



ORIENTATION



1  
A9  
PROPOSED  
SIDE (NORTH) ELEVATION  
SCALE: 1/8"=1'-0"

103

## LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9  
PHONE: (416) 405-8164 FAX: (416) 405-9601

PROJECT: PROPOSED ADDITION AND INT. ALTERATIONS

LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG

DWG. BY: PD

CK'D BY: LM

APP. BY:

DATE: OCT. 28, 2019

JOB NO.:

DWG. NO.: A9 OF 10

CADD-NAME:



ORIENTATION





1  
A10  
PROPOSED  
SIDE (SOUTH) ELEVATION  
SCALE: 1/8"=1'-0"

104

## LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9  
PHONE: (416) 405-8164 FAX: (416) 405-9601

A10

PROJECT: PROPOSED ADDITION AND INT. ALTERATIONS

LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG

DWG. BY: PD

CK'D BY: LM

APP. BY:

DATE: OCT. 28, 2019

JOB NO.:

DWG. NO.: A10 OF 10

CADD-NAME:



ORIENTATION

## Mark Hall, OAA, MRAIC, RPP, MCIP, FAIA, AICP, CAHP

---

### ACADEMIC + PROFESSIONAL TRAINING

Harvard University, Master of City Planning in Urban Design  
US Navy Civil Engineer Corps Officer School, Certificate of Graduation  
Construction and Design Management  
Massachusetts Institute of Technology  
Graduate Studies in Planning and Economics  
Pratt Institute, Master Degree program studies in Planning and Economics  
University of Michigan, Bachelor of Architecture

### DESIGN AND CONSTRUCTION EXPERIENCE

Mariposa Land Development Company [1438224 Ontario Inc.]  
Toronto / Orillia, President  
Orchard Point Development Company [1657923 Ontario Inc.]  
Orillia, Vice President  
MW HALL CORPORATION, Toronto, Toronto, President  
Teddington Limited, Toronto,  
Development advisor, Planner, Architect  
ARCHIPLAN, Los Angeles, Principal/President

DMJM, Los Angeles, Planner  
Gruen Associates, Los Angeles, Planner  
US NAVY, Civil Engineer Corps, Officer  
Apel, Beckert & Becker, Architects, Frankfurt  
Green & Savin, Architects, Detroit

### CITY DEVELOPMENT / URBAN DESIGN / REAL ESTATE DEVELOPMENT

Mark Hall has directed a number of city development and urban design projects, including waterfront revitalization, commercial, multi-unit residential, industrial facilities and major mixed use projects in both public and private clients/employers. He has worked on staff for public agencies, including real estate development and property management services. He understands the dynamics of city development, the techniques required for successful implementation, and procedural, financial and political requirements. His experience and contributions range throughout Canada, the United States, Europe, Southeast Asia, the Middle East and the Arctic. As a result of his extensive experience in this area, he has been invited to participate in the Regional Urban Design Assistance Team [R/UDAT] programs of the American Institute of Architects, and a program of waterfront renewal in Toronto by the Ontario Professional Planners Institute. He is a Registered Professional Planner in Ontario, member of the Canadian Institute of Planners, and a founding member of the American Institute of Certified Planners. Recently, as president of Mariposa Land Development Company, he designed and built a 54 unit condominium apartment project designed to upgrade the waterfront of historic downtown Orillia, Ontario. The building has spurred a number of revitalization projects in Orillia.

### HISTORIC PRESERVATION / ADAPTIVE REUSE

Mr. Hall has developed special interest and expertise in historic preservation and adaptive reuse of historic structures and city districts. He has served as president of the Los Angeles Conservancy, and designed projects combining historic preservation and appropriate adaptive reuse of the properties. He is a member of the Canadian Association of Heritage Professionals. Recently he served as preservation architect on renovations of the RC Harris Water Plan, a designated cultural heritage building in Toronto. He has served as architect for restoration and additions to a number of historic houses in the Annex, Beaches and other areas of central city Toronto, as well as Belleville, Orillia, Mississauga and Brampton, and in Los Angeles and Florida. He frequently works with property developers, municipalities and heritage property owners as consultant regarding historic properties of concern to municipalities in which they are working.

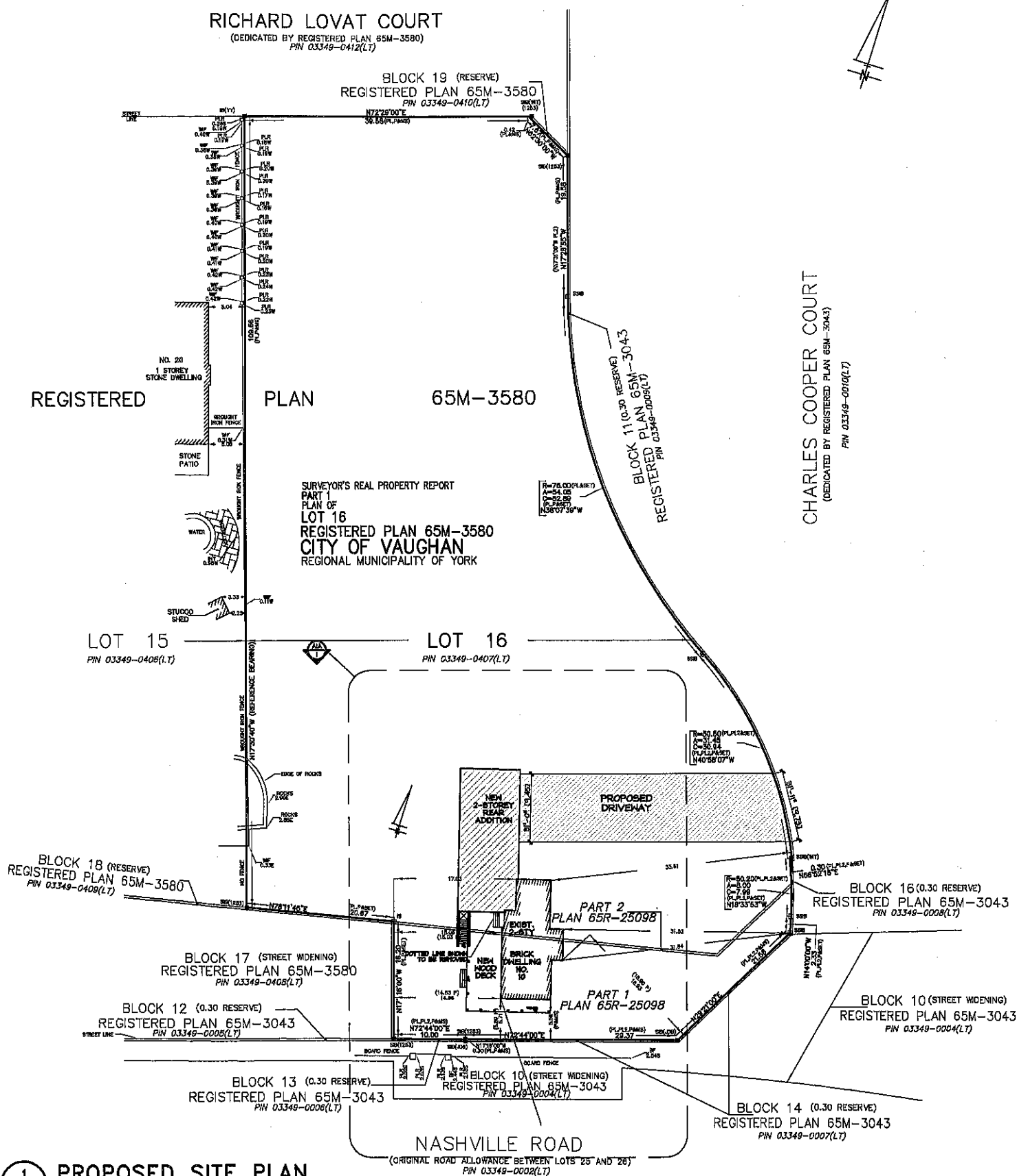
### ARCHITECTURE

A licensed architect for over 40 years, Mr. Hall is licensed to practice in Canada and the US. He has been responsible for design and construction of a number of significant projects: mixed use structures, corporate headquarters and industrial facilities, military facilities, multi-unit residential, civic and commercial centres, and seniors housing. He understands the design, construction and real estate development process, as well as management of multi-disciplinary and client concerns for cost effective, efficient, award-winning structures. Many of the structures he has built are the result of implementing more comprehensive master planned developments. For his work in historic preservation, education and community service he was awarded Fellowship in the American Institute of Architects.

### COMMUNITY & EDUCATION SERVICE

In addition to professional practice, Mr. Hall has made major commitments to teaching and community service. He taught urban design and city planning at USC, UCLA, Southern California Institute of Architecture [SCI ARC] and Boston Architectural Center. While at Harvard he worked with the Harvard Urban Field Service in Boston's Chinatown. As an officer in the US NAVY he was awarded a special Commendation Medal for development of a master plan for the NAVY's Arctic Research Laboratory and the adjacent Inupiat community of Barrow, Alaska. His work has been published in professional journals and has received various awards and honors. He served on the board of directors and later as president of the Southern California chapter of the American Institute of Architects. He was co-chair for the Ontario Professional Planners Institute [OPPI] of a multi-disciplinary design Charette to determine the future of the Metropolitan Toronto waterfront, and later on a committee of the Ontario Association of Architects looking into solutions to urban sprawl. He has served as president of the non-profit Housing Development Resource Centre [HRDC] and as president of Toronto Brigantine, a non-profit organization providing sail training aboard two tall ships in the Great Lakes.





1 PROPOSED SITE PLAN  
A1 SCALE= 1:700

| SITE DATA                                  |                                 |                                 |                                           |
|--------------------------------------------|---------------------------------|---------------------------------|-------------------------------------------|
| 10 RICHARD LOVAT COURT                     |                                 |                                 |                                           |
| LOT AREA = 68819.38 SQ.FT. (6393.53 SQ.M.) |                                 |                                 |                                           |
| FLOOR AREAS :                              | EXISTING                        | PROPOSED                        | TOTAL                                     |
| GROUND FLOOR =                             | 1191.56 SQ.FT<br>(110.69 SQ.M.) | 825.79 SQ.FT<br>(76.71 SQ.M.)   | 2017.35 SQ.FT<br>(187.41 SQ.M.)           |
| SECOND FLOOR =                             | 1150.56 SQ.FT<br>(106.89 SQ.M.) | 1759.39 SQ.FT<br>(163.45 SQ.M.) | 2909.95 SQ.FT<br>(270.34 SQ.M.)           |
| THIRD FLOOR =                              | 0.00 SQ.FT<br>(0.00 SQ.M.)      | 2111.32 SQ.FT<br>(196.14 SQ.M.) | 2111.32 SQ.FT<br>(196.14 SQ.M.)           |
| TOTAL G.F.A. =                             | 2342.12 SQ.FT<br>(217.59 SQ.M.) | 4696.50 SQ.FT<br>(436.31 SQ.M.) | 7038.62 SQ.FT<br>(653.90 SQ.M.) OR 10.23% |
| COVERAGE :                                 | EXISTING                        | PROPOSED                        | TOTAL                                     |
| GROUND FLOOR =                             | 1191.56 SQ.FT<br>(110.69 SQ.M.) | 825.79 SQ.FT<br>(76.71 SQ.M.)   | 2017.35 SQ.FT<br>(187.41 SQ.M.)           |
| GARAGE =                                   | 0.00 SQ.FT<br>(0.00 SQ.M.)      | 929.33 SQ.FT<br>(86.33 SQ.M.)   | 929.33 SQ.FT<br>(86.33 SQ.M.)             |
| TOTAL COVERAGE =                           | 1191.56 SQ.FT<br>(110.69 SQ.M.) | 1755.12 SQ.FT<br>(163.05 SQ.M.) | 2946.68 SQ.FT<br>(273.75 SQ.M.) OR 4.28%  |

2 PROPOSED  
A1 SITE DATA

LEMCAD CONSULTANTS

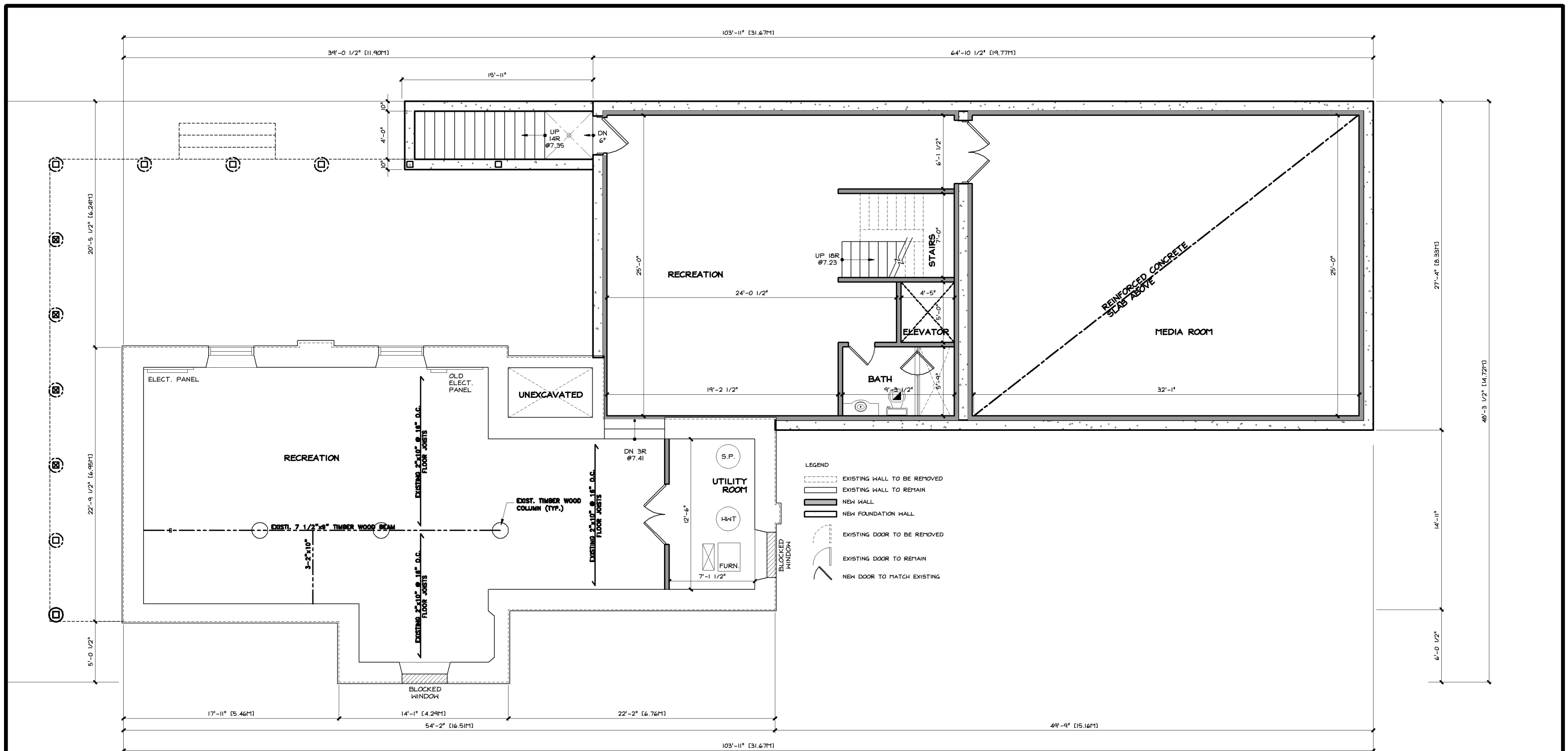
817 COSBURN AVENUE, Toronto, Ontario M4C 2V9  
PHONE: (416) 405-8164 FAX: (416) 405-9601

|    |                                             |                   |            |                     |
|----|---------------------------------------------|-------------------|------------|---------------------|
| A1 | PROJECT: INTERIOR ALTERATIONS               |                   |            |                     |
|    | LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG |                   |            |                     |
|    | DWG. BY: PD                                 | CK'D BY: LM       | APP. BY:   | DATE: AUG. 27, 2019 |
|    | JOB NO.:                                    | DWG. NO.: A1 OF 9 | CADD-NAME: |                     |

ORIENTATION







**1**  
**A2**  
**PROPOSED BASEMENT FLOOR PLAN**  
 SCALE: 1/8"=1'-0"

## ATTACHMENT 4

### LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9  
 PHONE: (416) 405-8164 FAX: (416) 405-9601

**A2**

PROJECT: PROPOSED ADDITION AND INT. ALTERATIONS

LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG

DWG. BY: PD

CK'D BY: LM

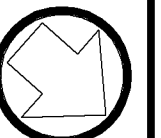
APP. BY:

DATE: OCT. 28, 2019

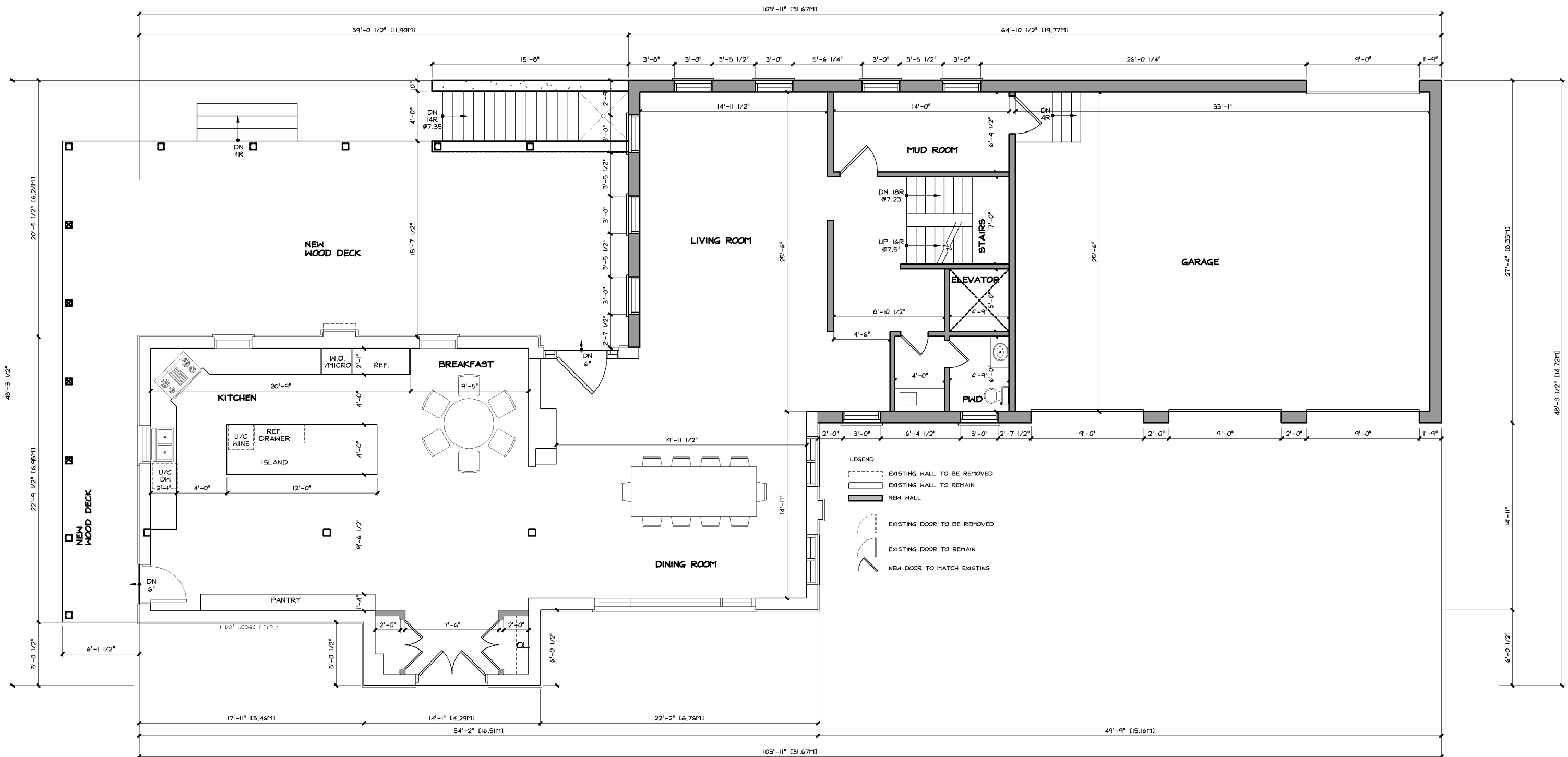
JOB NO.:

DWG. NO.: A2 OF 10

CADD-NAME:



ORIENTATION



**1**  
**A3** **PROPOSED**  
**GROUND FLOOR PLAN**  
SCALE: 1/8"=1'-0"

**LEMCAD CONSULTANTS**

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9  
PHONE: (416) 405-8164 FAX: (416) 405-9601

**A3**

PROJECT: PROPOSED ADDITION AND INT. ALTERATIONS

LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG

DWG. BY: PD

CK'D BY: LM

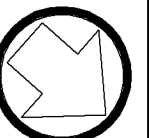
APP. BY:

DATE: OCT. 28, 2019

JOB NO.:

DWG. NO.: A3 OF 10

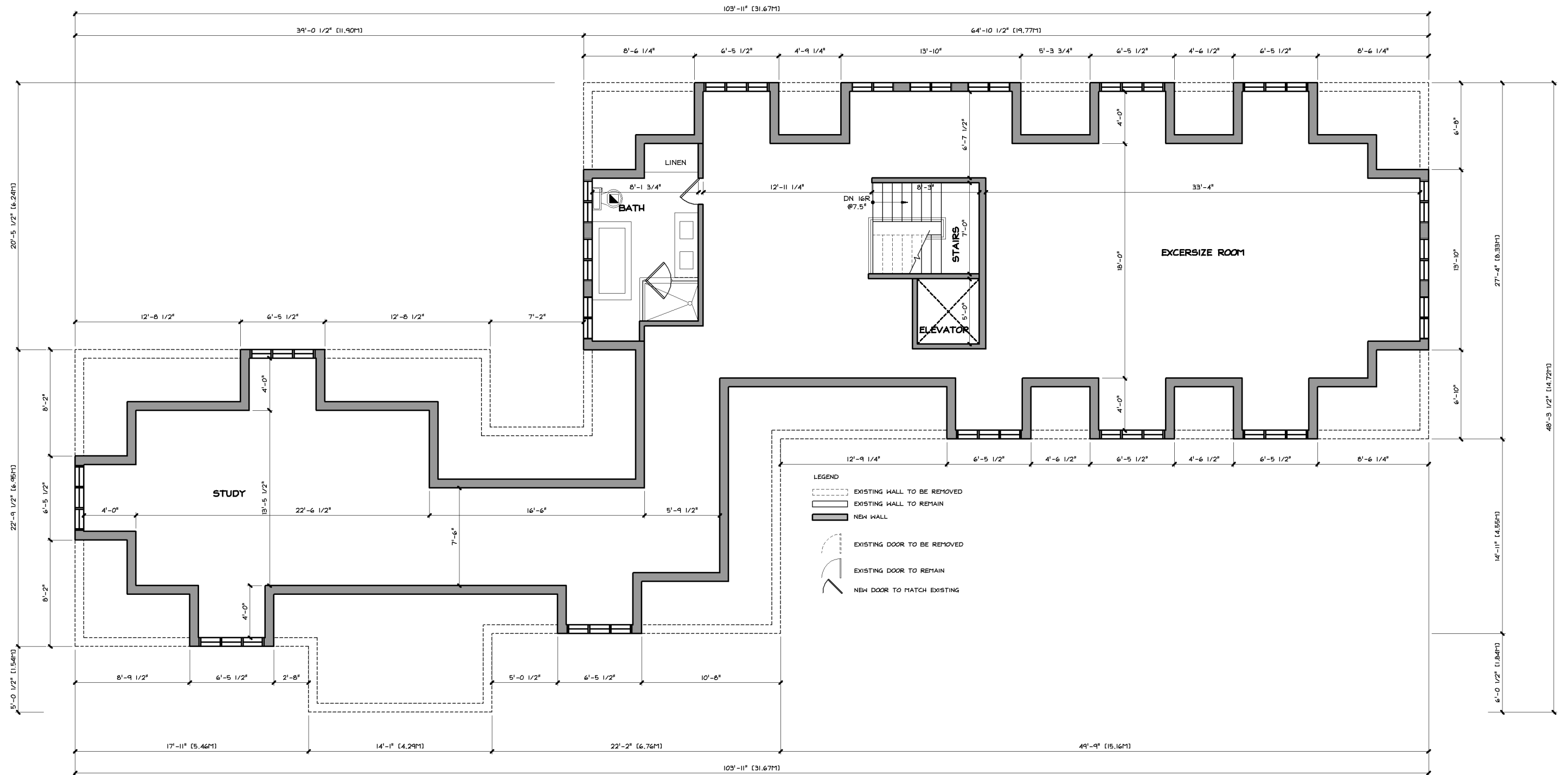
CADD-NAME:



ORIENTATION







**PROPOSED**  
**1 THIRD FLOOR PLAN**  
**A5** SCALE: 1/8"=1'-0"

# LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9  
 PHONE: (416) 405-8164 FAX: (416) 405-9601

A5

PROJECT: PROPOSED ADDITION AND INT. ALTERATIONS

LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG

DWG. BY: PD

CK'D BY: LM

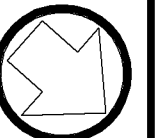
APP. BY:

DATE: OCT. 28, 2019

JOB NO.:

DWG. NO.: A5 OF 10

CADD-NAME:



ORIENTATION



## ATTACHMENT 5

PROPOSED  
1 FRONT (EAST) ELEVATION  
A7 SCALE: 1/8"=1'-0"

## LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9  
PHONE: (416) 405-8164 FAX: (416) 405-9601

A7

PROJECT: PROPOSED ADDITION AND INT. ALTERATIONS

LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG

DWG. BY: PD

CK'D BY: LM

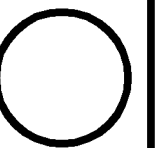
APP. BY:

DATE: OCT. 28, 2019

JOB NO.:

DWG. NO.: A7 OF 10

CADD-NAME:



ORIENTATION



1  
 A8 PROPOSED  
 REAR (WEST) ELEVATION  
 SCALE: 1/8"=1'-0"

# LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9  
 PHONE: (416) 405-8164 FAX: (416) 405-9601

A8

PROJECT: PROPOSED ADDITION AND INT. ALTERATIONS

LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG

DWG. BY: PD

CK'D BY: LM

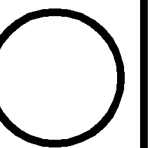
APP. BY:

DATE: OCT. 28, 2019

JOB NO.:

DWG. NO.: A8 OF 10

CADD-NAME:



ORIENTATION



1  
A9 PROPOSED  
SIDE (NORTH) ELEVATION  
SCALE: 1/8"=1'-0"

# LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9  
PHONE: (416) 405-8164 FAX: (416) 405-9601

A9

PROJECT: PROPOSED ADDITION AND INT. ALTERATIONS

LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG

DWG. BY: PD

CK'D BY: LM

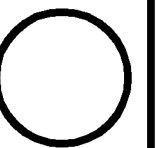
APP. BY:

DATE: OCT. 28, 2019

JOB NO.:

DWG. NO.: A9 OF 10

CADD-NAME:



ORIENTATION





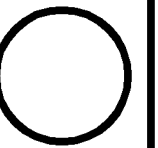
PROPOSED  
 1 SIDE (SOUTH) ELEVATION  
 A10 SCALE: 1/8"=1'-0"

# LEMCAD CONSULTANTS

817 COSBURN AVENUE, Toronto, Ontario M4C 2V9  
 PHONE: (416) 405-8164 FAX: (416) 405-9601

A10

|                                                 |                     |            |                     |
|-------------------------------------------------|---------------------|------------|---------------------|
| PROJECT: PROPOSED ADDITION AND INT. ALTERATIONS |                     |            |                     |
| LOCATION: 10 RICHARD LOVAT COURT, KLEINBERG     |                     |            |                     |
| DWG. BY: PD                                     | CK'D BY: LM         | APP. BY:   | DATE: OCT. 28, 2019 |
| JOB NO.:                                        | DWG. NO.: A10 OF 10 | CADD-NAME: |                     |

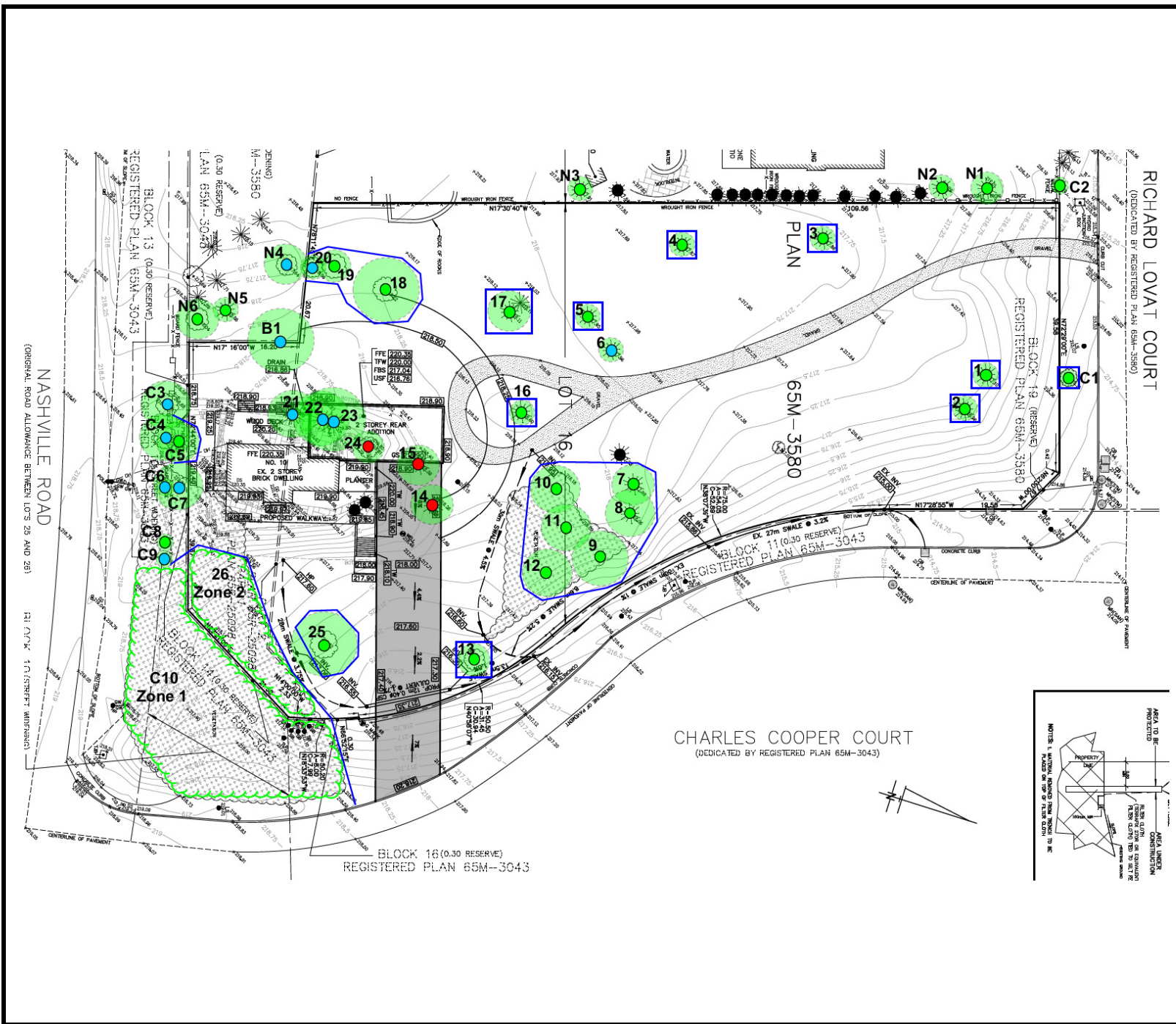


ORIENTATION















**Arborist Report  
&  
Tree Preservation Plan**

**10 Richard Lovat Court  
Vaughan, ON**

Prepared for:  
**LEMCAD CONSULTANTS**  
817 Cosburn Avenue  
Toronto, Ontario, M4C 2V9  
ATTENTION: Leo Mastrandrea  
[lemcad@rogers.com](mailto:lemcad@rogers.com)

Prepared by:  
**Davide Carnevale**  
ASCA Registered #370  
GreenPrint Consulting Arborists  
[dcarnevale@greenprintca.com](mailto:dcarnevale@greenprintca.com)  
111 Walby Drive  
Oakville, On L6L 4C9  
(T) 289-813-9251

**February 7, 2020**

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## **INTRODUCTION:**

I have been retained by Lemcad Consultants to complete an arborist report concerning the above subject site. The purpose of this report is to provide a tree preservation plan, with recommendations, regarding all regulated trees affected by the proposed development. All field work was completed by the author of this report being Davide Carnevale ASCA Registered #370 on February 5, 2020.

## **HISTORY AND ASSIGNMENT:**

I have been advised by Mr. Leo Mastrandrea that the above subject site is scheduled for development, which includes the construction of a new 2 storey rear addition and driveway with access from Charles Cooper Court as per the Tree Preservation Plan – TPP-1 in Appendix I. As the consulting arborist retained for this project, *GreenPrint Consulting Arborists* can be further retained (if necessary) to act as the Project Consulting Arborist (PCA) to provide on-site monitoring and any necessary remedial actions as required by the municipality.

The assignment is as follows:

1. Survey all regulated trees that will be affected by the proposed project, assess their condition and determine if they are suitable for preservation.
2. Provide recommendations for tree preservation.
3. Determine if proposed construction will adversely affect the health of such trees.

## **ASSUMPTION AND LIMITING CONDITIONS:**

1. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however *The Tree Specialists, Inc.* can neither guarantee nor be responsible for the accuracy of information provided by others.
2. Excerpts or alterations to the report, without the authorization of the author or his company invalidates its intent and/or implied conclusions. This report may not be used for any expressed purpose other than its intended purpose and alteration of any part of this report invalidates the report.
3. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflect the condition of those items at the time of inspection; and 2) the inspection was made using accepted arboricultural techniques and is limited to visual examination of accessible items without climbing, dissection, probing or coring and detailed root examination involving excavation. While reasonable efforts have been made to assess trees outlined in this report, there is no warranty or guarantee, expressed or implied, that problems or deficiencies with the tree(s) or any part(s) of them may not arise in the future. All trees should be inspected and re-assessed periodically.
4. The determination of ownership of any subject tree(s) is the responsibility of the owner and any civil or common-law issues, which may exist between property owners with respect to trees, must be resolved by the owner. A recommendation to remove or maintain tree(s) does not grant authority to encroach in any manner onto adjacent private properties



## TREE SURVEY AND RECOMMENDATIONS:

See TPP-1 plan in Appendix I for tree location, Table #1 for species identification, condition, and recommendations and Appendix II for corresponding Digital Images.

Table #1: 10 Richard Lovat Court - Vaughan

| Tree # | Species                   | D <sup>1</sup><br>B<br>H<br>(cm) | Drip line (m) | Condition <sup>2</sup> | Category <sup>3</sup> | Comments                                                                                                                                                                             | Suitability <sup>4</sup><br>for<br>Conservation | Recommendation <sup>5</sup> | M <sup>6</sup><br>T<br>P<br>Z<br>(M) |
|--------|---------------------------|----------------------------------|---------------|------------------------|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|-----------------------------|--------------------------------------|
| C1     | <i>Acer saccharum</i>     | 14                               | 4             | G                      | 4                     | - minor deadwood<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ                                                                                        | G                                               | Ps                          | 1.2                                  |
| C2     | <i>Thuja occidentalis</i> | 10                               | 2             | G                      | 4                     | - clear of proposed construction<br>- shall retain 100% of prescribed TPZ, no portion of prescribed TPZ extends onto subject site                                                    | G                                               | Ps                          | 1.2                                  |
| C3     | <i>Thuja occidentalis</i> | 52                               | 0             | D                      | 4                     | - 100% dead<br>- represents a potential hazard                                                                                                                                       | P                                               | Rv                          |                                      |
| C4     | <i>Acer negundo</i>       | 57                               | 8             | P                      | 4                     | - minor deadwood, severe lean with poor form and structure<br>- not suitable candidate for preservation<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ | P                                               | Rv                          |                                      |
| C5     | <i>Pinus nigra</i>        | 46                               | 6             | F                      | 4                     | - minor deadwood<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ                                                                                        | M                                               | Ps                          | 3.0                                  |
| C6     | <i>Rhamnus cathartica</i> | 17                               | 4             | P                      | 4                     | - minor deadwood<br>- highly invasive species<br>- not suitable candidate for preservation<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ              | P                                               | Rv                          |                                      |

<sup>1</sup> **DBH:** Diameter at Breast Height is a measurement in centimeters, using a caliper tape, of the tree stem at 1.37 meters above existing grade.

<sup>2</sup> **Condition:** A rating of **H**azardous/**D**ead/**P**oor/**F**air/**G**ood/**E**xcellent was determined for each tree by visually assessing all the above ground components of the tree, using acceptable arboricultural procedures as recommended in the “*Guide for Plant Appraisal*”, prepared under contract by the “*Council of Tree & Landscape Appraisers (CTLA)*”, an official publication of the *International Society of Arboriculture (I.S.A.)*, 9<sup>th</sup> Edition, 2000”.

<sup>3</sup> **Category #:**

0. Tree NOT regulated under City of Vaughan Tree by-laws.
1. Trees with diameters of 20 cm or more, situated on private property on the subject site.
2. Trees with diameters of 20 cm or more, situated on private property, within 6 m of the subject site.
3. Trees of all diameters situated on City owned parkland within 6 m of the subject site.
4. Trees of all diameters situated within the City road allowance adjacent to the subject site.

<sup>4</sup> **Suitability for Conservation:**

A rating of **P**oor/**M**oderate/**G**ood is assigned to each tree taking in to account four factors which include, 1) Tree health 2) Structural integrity 3) Species response and 4) Tree Age and longevity, as recommended in the “*For Tree Care Operation – Trees, Shrubs, and Other Woody Plant Maintenance Standard Practice*” prepared as part of the “*ANSI A300 Standards*.”

<sup>5</sup> **Recommendation:** Preserve (**Ps**), Preserve with Injury (**PsI**), Remove (**Rv**), Transplant (**Tp**)

<sup>6</sup> **MTPZ:** Minimum tree protection zone distance as mandated by City of Vaughan per the “*Tree Protection Protocol*” information document.  
[http://www.vaughan.ca/services/business/urban\\_design/General%20Documents/Tree%20Protection%20Protocol.pdf](http://www.vaughan.ca/services/business/urban_design/General%20Documents/Tree%20Protection%20Protocol.pdf)

| Tree #          | Species                       | D B H (cm) | Drip line (m) | Condition | Category | Comments                                                                                                                                                                | Suitability for Conservation | Recommendation | M T P Z (M) |
|-----------------|-------------------------------|------------|---------------|-----------|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|----------------|-------------|
| C7              | <i>Pinus nigra</i>            | 52         | 0             | D         | 4        | - 100% dead and hazardous<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ                                                                  | P                            | Rv             |             |
| C8              | <i>Thuja occidentalis</i> (3) | 8          | 6             | F         | 1        | - clump of 3 stems<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ                                                                         | G                            | Ps             | 1.2         |
| C9              | <i>Rhamnus cathartica</i>     | 13         | 4             | P         | 4        | - minor deadwood<br>- highly invasive species<br>- not suitable candidate for preservation<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ | P                            | Rv             |             |
| C10<br>(Zone 1) | <i>Pinus strobus</i>          | 35         |               | P         | 4        | - 100% dead<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ                                                                                | P                            | Rv             |             |
|                 | <i>Pinus strobus</i>          | 28         | 6             | F         | 4        | - medium deadwood<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ                                                                          | M                            | Ps             | 1.8         |
|                 | <i>Pinus strobus</i>          | 43         | 8             | F         | 4        | - medium deadwood<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ                                                                          | M                            | Ps             | 3.0         |
|                 | <i>Sorbus aucuparia</i>       | 17         | 4             | F         | 4        | - medium deadwood<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ                                                                          | M                            | Ps             | 1.2         |
|                 | <i>Picea glauca</i>           | 34         |               | D         | 4        | - 100% dead<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ                                                                                | P                            | Rv             |             |
|                 | <i>Picea glauca</i>           | 27         | 6             | F         | 4        | - medium deadwood<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ                                                                          | M                            | Ps             | 1.8         |
|                 | <i>Pinus strobus</i>          | 49         | 8             | F         | 4        | - medium deadwood<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ                                                                          | M                            | Ps             | 3.0         |
|                 | <i>Pinus strobus</i>          | 34         | 6             | F         | 4        | - medium deadwood<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ                                                                          | M                            | Ps             | 2.4         |
|                 | <i>Tilia americana</i>        | 16         | 4             | F         | 4        | - medium deadwood<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ                                                                          | M                            | Ps             | 1.2         |
|                 | <i>Pinus sylvestris</i>       | 28         | 6             | F         | 4        | - medium deadwood<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ                                                                          | M                            | Ps             | 1.8         |
|                 | <i>Thuja occidentalis</i>     | 12         | 4             | F         | 4        | - minor deadwood<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ                                                                           | M                            | Ps             | 1.2         |
|                 | <i>Thuja occidentalis</i>     | 12         | 4             | F         | 4        | - minor deadwood<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ                                                                           | M                            | Ps             | 1.2         |
|                 | <i>Acer negundo</i>           | 28         | 6             | P         | 4        | - poor form and structure<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ                                                                  | P                            | Rv             |             |
|                 | <i>Picea abies</i>            | 12         |               | D         | 4        | - 100% dead<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ                                                                                | P                            | Rv             |             |
|                 | <i>Picea abies</i>            | 15         | 4             | F         | 4        | - minor deadwood<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ                                                                           | M                            | Ps             | 1.2         |

| Tree # | Species                                       | D B H (cm) | Drip line (m) | Condition | Category | Comments                                                                                                                                                                                                              | Suitability for Conservation | Recommendation | M T P Z (M) |
|--------|-----------------------------------------------|------------|---------------|-----------|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|----------------|-------------|
|        | <i>Amelanchier canadensis</i><br>(clump of 4) | 10         | 4             | F         | 4        | - medium deadwood<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ                                                                                                                        | M                            | Ps             | 1.2         |
|        | <i>Picea abies</i>                            | 38         | 8             | F         | 4        | - medium deadwood<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ                                                                                                                        | M                            | Ps             | 2.4         |
|        | <i>Picea abies</i>                            | 25         | 6             | F         | 4        | - minor deadwood<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ                                                                                                                         | M                            | Ps             | 1.8         |
|        | <i>Picea abies</i>                            | 18         | 4             | F         | 4        | - minor deadwood<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ                                                                                                                         | M                            | Ps             | 1.2         |
| N1     | <i>Picea pungens</i>                          | 36         | 8             | G         | 2        | - clear of proposed construction<br>- shall retain 100% of prescribed TPZ, no portion of prescribed TPZ extends onto subject site                                                                                     | G                            | Ps             | 2.4         |
| N2     | <i>Picea pungens</i>                          | 26         | 6             | F         | 2        | - previous topped<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ, no portion of prescribed TPZ extends onto subject site                                                                | G                            | Ps             | 1.8         |
| N3     | <i>Picea pungens</i>                          | 24         | 6             | G         | 2        | - clear of proposed construction<br>- shall retain 100% of prescribed TPZ, no portion of prescribed TPZ extends onto subject site                                                                                     | G                            | Ps             | 1.8         |
| N4     | <i>Acer negundo</i>                           | 49         | 6             | P         | 2        | - growing on severe lean with poor form and structure, large deadwood with suppressed crown<br>- not suitable candidate for preservation<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ | P                            | Rv             |             |
| N5     | <i>Pinus strobus</i>                          | 37         | 6             | F         | 2        | - minor deadwood<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ, no portion of prescribed TPZ extends onto subject site                                                                 | M                            | Ps             | 2.4         |
| N6     | <i>Acer platanoides</i>                       | 42         | 12            | F         | 2        | - medium deadwood<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ, no portion of prescribed TPZ extends onto subject site                                                                | G                            | Ps             | 3.0         |
| B1     | <i>Acer negundo</i>                           | 72         | 18            | H         | 2        | - large deadwood, large storm break in canopy with split limb, several cavities with advanced decay<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ                                      | P                            | Rv             |             |
| 1      | <i>Picea pungens</i>                          | 29         | 4             | F         | 1        | - minor deadwood<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ                                                                                                                         | G                            | Ps             | 1.8         |
| 2      | <i>Picea pungens</i>                          | 21         | 4             | F         | 1        | - minor deadwood, thinning crown<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ                                                                                                         | G                            | Ps             | 1.8         |
| 3      | <i>Picea pungens</i>                          | 27         | 4             | F         | 1        | - medium deadwood, declining vigour<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ                                                                                                      | M                            | Ps             | 1.8         |

| Tree # | Species                      | D B H (cm) | Drip line (m) | Condition | Category | Comments                                                                                                                                                                                                                                   | Suitability for Conservation | Recommendation | M T P Z (M) |
|--------|------------------------------|------------|---------------|-----------|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|----------------|-------------|
| 4      | <i>Picea pungens</i>         | 22         | 3             | F         | 1        | - medium deadwood, needlecast fungus<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ                                                                                                                          | M                            | Ps             | 1.8         |
| 5      | <i>Pinus nigra</i>           | 24         | 4             | F         | 1        | - minor deadwood, poor form missing top<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ                                                                                                                       | M                            | Ps             | 1.8         |
| 6      | <i>Picea pungens</i>         | 21         | 3             | P         | 1        | - large deadwood, needlecast fungus thin crown<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ                                                                                                                | P                            | Rv             |             |
| 7      | <i>Picea pungens</i>         | 41         | 6             | G         | 1        | - minor deadwood<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ                                                                                                                                              | G                            | Ps             | 3.0         |
| 8      | <i>Picea pungens</i>         | 56         | 8             | G         | 1        | - minor deadwood<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ                                                                                                                                              | G                            | Ps             | 3.6         |
| 9      | <i>Pseudotsuga menziesii</i> | 64         | 10            | F         | 1        | - medium deadwood<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ                                                                                                                                             | G                            | Ps             | 4.2         |
| 10     | <i>Picea pungens</i>         | 56         | 10            | F         | 1        | - medium deadwood<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ                                                                                                                                             | G                            | Ps             | 3.6         |
| 11     | <i>Picea pungens</i>         | 51         | 10            | F         | 1        | - medium deadwood, stunted growth<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ                                                                                                                             | G                            | Ps             | 3.6         |
| 12     | <i>Abies concolor</i>        | 54         | 10            | G         | 1        | - medium deadwood<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ                                                                                                                                             | G                            | Ps             | 3.6         |
| 13     | <i>Acer saccharum</i>        | 36         | 8             | F         | 1        | - medium deadwood with poorly attached leaders at main union<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ                                                                                                  | F                            | Ps             | 2.4         |
| 14     | <i>Picea pungens</i>         | 41         | 12            | F         | 1        | - medium deadwood<br>- in direct conflict with proposed driveway                                                                                                                                                                           | M                            | Rv             |             |
| 15     | <i>Picea pungens</i>         | 46         | 12            | F         | 1        | - medium deadwood<br>- in direct conflict with proposed driveway                                                                                                                                                                           | M                            | Rv             |             |
| 16     | <i>Picea pungens</i>         | 29         | 6             | G         | 1        | - minor deadwood<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ                                                                                                                                              | G                            | Ps             | 1.8         |
| 17     | <i>Picea abies</i>           | 41         | 10            | G         | 1        | - minor deadwood<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ                                                                                                                                              | G                            | Ps             | 3.0         |
| 18     | <i>Malus</i>                 | 72         | 10            | F         | 1        | - large deadwood with suckers<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ                                                                                                                                 | M                            | Ps             | 4.8         |
| 19     | <i>Acer negundo</i>          | 55         | 14            | F         | 1        | - medium deadwood<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ                                                                                                                                             | M                            | Ps             | 3.6         |
| 20     | <i>Acer negundo</i>          | 29         | 6             | P         | 1        | - poor form and structure, growing on severe lean, suppressed canopy<br>- several cavities with advanced decay<br>- not a suitable candidate for preservation<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ | P                            | Rv             |             |



| Tree #         | Species                   | D B H (cm) | Drip line (m) | Condition | Category | Comments                                                                                                                                                                          | Suitability for Conservation | Recommendation | M T P Z (M) |
|----------------|---------------------------|------------|---------------|-----------|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|----------------|-------------|
| 21             | <i>Thuja occidentalis</i> | 54         | 8             | P         | 1        | - poor vigour in irreversible decline<br>- live crown ratio 40%<br>- in conflict with proposed construction                                                                       | P                            | Rv             |             |
| 22             | <i>Thuja occidentalis</i> | 61         | 8             | D         | 1        | - 85% dead, in irreversible decline<br>- in conflict with proposed construction                                                                                                   | P                            | Rv             |             |
| 23             | <i>Thuja occidentalis</i> | 74         | 10            | H         | 1        | - two large open splits at main union<br>- live crown ratio 40%, in irreversible Decline<br>- in conflict with proposed construction                                              | P                            | Rv             |             |
| 24             | <i>Acer negundo</i>       | 36         | 10            | F         | 1        | - poor form<br>- medium deadwood<br>- in conflict with proposed construction                                                                                                      | M                            | Rv             |             |
| 25             | <i>Tilia americana</i>    | 79         | 10            | F         | 1        | - mature tree, half of crown suffered previous storm damage with leaders resting on ground but continuing to grow<br>- proposed swale encroaches within the prescribed TPZ by 18% | G                            | PsI            | 4.8         |
| 26<br>(Zone 2) | <i>Pinus nigra</i>        | 51         | 8             | D         | 1        | - 90% dead<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ                                                                                           | P                            | Rv             |             |
|                | <i>Pinus sylvestris</i>   | 25         | 6             | F         | 1        | - poor form<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ                                                                                          | P                            | Ps             | 1.8         |
|                | <i>Pinus strobus</i>      | 23         | 6             | F         | 1        | - medium deadwood<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ                                                                                    | M                            | Ps             | 1.8         |
|                | <i>Tilia americana</i>    | 22         | 6             | F         | 1        | - poor form and structure<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ                                                                            | M                            | Ps             | 1.8         |
|                | <i>Acer saccharinum</i>   | 115        | 20            | F         | 1        | - medium deadwood<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ                                                                                    | G                            | Ps             | 6.9         |
|                | <i>Acer negundo</i>       | 58         | 12            | P         | 1        | - poor form and structure<br>- severe lean<br>- clear of proposed construction<br>- shall retain 100% of prescribed TPZ                                                           | P                            | Rv             | 3.6         |

## **SITE NOTES AND COMMENTS:**

### City Owned Trees:

1. As listed above, there are seventy-one (71) regulated trees involved with this project of which thirty-three (33) are located within the municipal road allowance, being trees no. C1-C10. Tree no. C8 consist of 3 regulated trees growing in a clump and tree no. C10 represents Zone 1 that consists of twenty-two (22) regulated trees growing in a wooded area. There are nine (9) trees that are either dead, hazardous, are in irreversible decline and/or are invasive species such as buckthorn and are recommended for removal regardless of this proposed project, being trees no. C3, C4, C6, C7, C9 and 4 trees inside Zone 1. In the event the City does not wish to remove these trees, all 9 are clear of this development, shall retain 100% of their prescribed TPZs and as such will not be disturbed by proposed construction.
2. All remaining twenty-four (24) trees are clear of the proposed development, shall retain 100% of their prescribed TPZs and as such will not be disturbed by proposed construction.

### Privately Owned Trees located within 6.0m of the Subject Site:

1. There are seven (7) regulated trees located on adjacent properties and/or the boundary line, being trees no. N1-N6 and B1. Boundary line trees are those that appear to be located on a mutual property line and have a portion of their trunk growing on the boundary between adjoining properties. The trunk is defined as the area that extends between the root collar to the first branch of the tree. Pursuant to the Ontario *Forestry Act R.S.O. 1990*, trees growing on the boundary are considered common property per *Section 10(2)* and any person who injures or destroys a tree growing on the boundary without the consent of the land owners is guilty of an offence per *Section 10(3)*.

Two (2) trees are either hazardous and/or are in irreversible decline and are recommended for removal regardless of this proposed project, being trees no. N4 and B1. In the event the corresponding property owner(s) chooses not to remove either tree, both are clear of this development, shall retain 100% of their prescribed TPZs and as such will not be disturbed by proposed construction.

Recommendations regarding any boundary line or neighbouring tree(s) does not supersede civil or common law property rights. The recommendation does not determine ownership and does not authorize the client to encroach or enter upon any property to remove or prune a tree without the corresponding owner's consent. It is the responsibility of all corresponding owners to manage their property in accordance to municipal standards, individual management objectives and pursuant to all related bylaws. It is the responsibility of the client to resolve any civil property laws and other property disputes regarding neighbouring/boundary line trees listed in this report.

2. All remaining five (5) trees are clear of the proposed development, shall retain 100% of their prescribed TPZs and as such will not be disturbed by proposed construction.

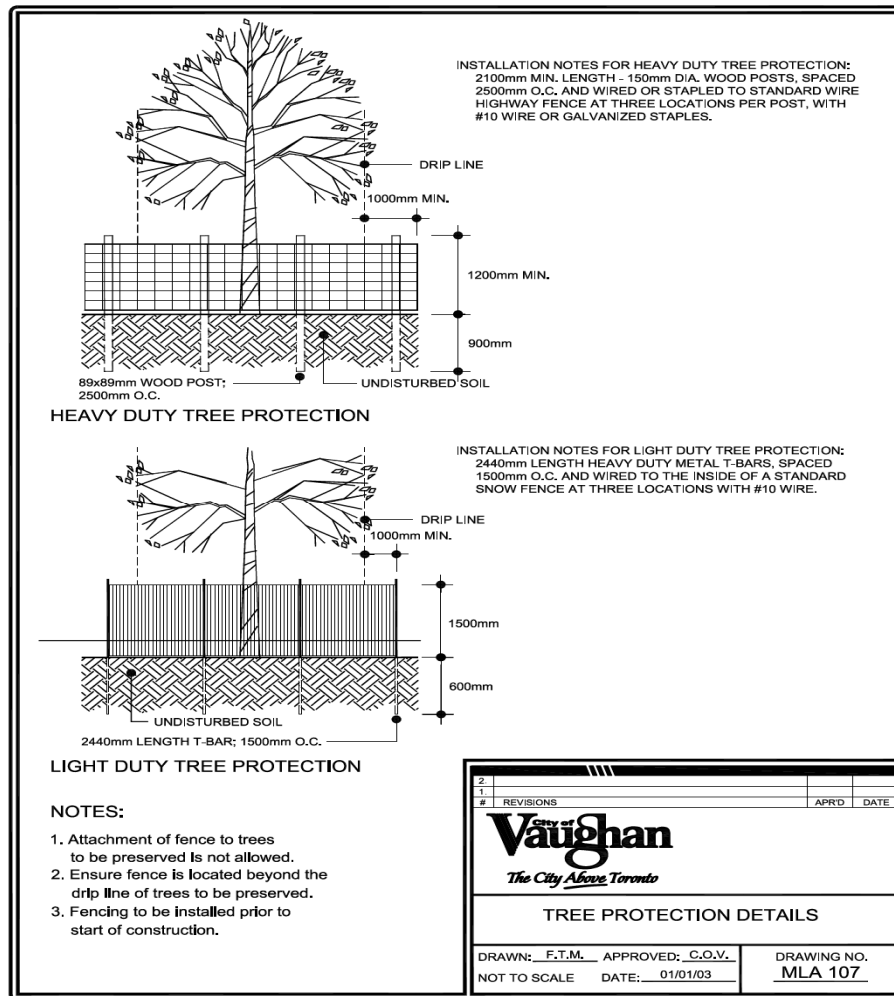
Privately Owned Trees located on the Subject Site:

1. There are thirty-one (31) regulated trees situated on the subject site, being trees no. 1-26 of which tree no. 26 consists of six (6) trees growing within Zone 2 of the wooded area. Seven (7) trees are either hazardous, dead and/or are in irreversible decline and as such are not suitable candidates for preservation and are recommended for removal regardless of this proposed project, being trees no. 6, 20, 21, 22, 23 and two (2) trees located within Zone 2.
2. Three (3) trees are in direct conflict with the proposed development and require removal as a consequence of construction, being trees no. 14, 15 and 24. Pursuant to the City of Vaughan's Private Tree Bylaw, the client will submit a permit application to remove three (3) regulated trees.
3. The proposed installation of a new swale to manage storm water encroaches upon the prescribed TPZ of tree no. 25 by 18%. Such encroachment is located outside of the root zone responsible for structural support along the edge of the tree preservation zone. Tertiary roots disturbed within this area are likely to be no larger than 3-5cm in diameter and can easily be ameliorated by retaining a qualified arborist to supervise grade changes, root prune as required and fertilize to promote root regeneration. This tree is both healthy and vigorous and has an excess of stored energy (carbohydrates) to easily recover from this minor disturbance. In this case, as mandated by the City of Vaughan's Private Tree Bylaw, a permit to injure this tree is required as it's not possible to protect 100% of its prescribed TPZ.
4. All remaining trees are clear of the proposed development, are scheduled to retain 100% of their prescribed TPZs and as such will not be disturbed by construction.
5. To further protect each tree scheduled for preservation from the potential of construction disturbance, it is recommended that the below listed tree preservation recommendations are implemented.

1.0 ESTABLISH TREE PROTECTION ZONE

The purpose of the tree protection zone (TPZ) is to prevent root damage, soil compaction and soil contamination. Workers and machinery shall not disturb the tree protection zone in any way. To prevent access, the following is required:

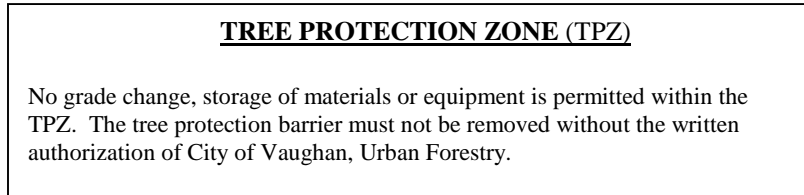
- 1.1 Install hoarding as per attached Tree Protection Plan in Appendix I.
- 1.2 Hoarding shall consist of the following:



- 1.3 When visibility is a consideration and **upon approval from the City**, 1.2 meter high orange plastic web snow fencing on a 2"X4" frame is recommended.
- 1.4 No fill, equipment or supplies are to be stored within the tree protection zone.
- 1.5 Activities, which are likely to injure or destroy tree(s), are not permitted within the TPZ.
- 1.6 No objects may be attached to tree(s) within the TPZ.
- 1.7 Tree protection barriers are to be erected prior to the commencement of any construction or grading activities on the site and are to remain in place in good condition throughout the entire duration of the project.
- 1.8 Once all tree/site protection measures have been installed you must notify Urban Forestry staff to arrange for an inspection of the site and approval of the site protection requirements.
- 1.9 All Hoarding shall not be removed until all construction activity is complete.



- 1.10 A sign that is similar to the illustration below must be mounted on all sides of a tree protection barrier for the duration of the project. The sign should be a minimum of 40cm X 60cm and made of white gator board, laminates or equivalent material.



## 2.0 ROOT PRUNING

When working within the tree protection zone, hand dig areas closest to each tree to prevent any unnecessary tearing or pulling of roots. Removal of roots that are greater than 2.5 centimetres in diameter or roots that are injured or diseased should be performed as follows:

- 2.1 Preserve the root bark ridge (similar in structure to the branch bark ridge). Directional Root Pruning (DRP) is the recommended technique and should be used during hand excavation around tree roots. Roots are similar to branches in their response to pruning practices. With DRP, objectionable and severely injured roots are properly cut to a lateral root that is growing downward or in a favorable direction.
- 2.2 All roots needing to be pruned or removed shall be cut cleanly with sharp hand tools, by a Certified Arborist or by the PCA.
- 2.3 No wound dressings/pruning paint shall be used to cover the ends of each cut.
- 2.4 All roots requiring pruning shall be cut using any of the following tools:
- Large or small loppers
  - Hand pruners
  - Small hand saws
  - Wound scribers
- 2.5 Avoid prolonged exposure of tree roots during construction - keep exposed roots moist and dampened with mulching materials, irrigation or wrap in burlap if exposed for longer than 4 hours.

### 3.0 ESTABLISH MAINTENANCE PROGRAM

All maintenance work must be completed by the approved Project Consulting Arborist or an equivalent qualified arborist.

*Pre-Construction:*

- 3.1 Prune trees to remove deadwood, objectionable limbs while maintaining crown form.

*During- Construction:*

- 3.2 Irrigate tree preservation zones during drought conditions, June – September, to reduce drought stress.

- 3.3 Inspect the site every month to ensure that all hoarding is in place and in good condition. Inspect the trees to monitor condition.

*Post-Construction:*

- 3.4 Inspect the trees two times per year – May and September – to monitor condition for a minimum of 2 additional years.

### 4.0 LANDSCAPING

Any landscaping completed within the tree preservation zones, after construction is completed and hoarding has been removed, cannot cause damage to any of the trees or their roots. The trees must be protected for the same reasons listed above but without using hoarding.

- 4.1 **No grade changes** are permitted which include adding and/or removing soil.

- 4.2 **No excavation** is permitted that can cause damage to the roots of the tree.

- 4.3 **No heavy equipment** can be used to compact the soil within the tree preservation zone.

- 4.4 Any hard -surface sidewalks, paths, etc. should be constructed using permeable products such as interlocking stone, etc.

**SUMMARY TABLE:**

| Tree Category                                                             | Total     | Scheduled for Preservation |                      | Recommended Removal         |                            |
|---------------------------------------------------------------------------|-----------|----------------------------|----------------------|-----------------------------|----------------------------|
|                                                                           |           | Preserve                   | Preserve with Injury | Consequence of construction | Regardless of construction |
| Private<br>(Regulated tree located on the subject site)                   | 31        | 20                         | 1                    | 3                           | 7                          |
| Neighbouring<br>(Regulated tree located on the adjacent private property) | 6         | 5                          | 0                    | 0                           | 1                          |
| Boundary<br>(Regulated tree appearing on property line)                   | 1         | 0                          | 0                    | 0                           | 1                          |
| City<br>(Tree located on City property)                                   | 33        | 24                         | 0                    | 0                           | 9                          |
| <b>Total</b>                                                              | <b>71</b> | <b>49</b>                  | <b>1</b>             | <b>3</b>                    | <b>18</b>                  |

**CONCLUSIONS:**

As listed in the Summary Table above, there are 71 regulated trees involved with this project. Regardless of ownership, there are 18 trees that are not suitable candidates for preservation and are recommended for removal regardless of this proposed development. As a consequence of construction, three (3) trees require removal and one will be injured. Pursuant to the City of Vaughan's Private Tree Bylaw, the client will submit a permit application to remove 3 trees and injure 1. Finally, with the above in mind, it is the consultant's opinion that if the above tree preservation recommendations are implemented, which included installing tree protection hoarding as mandated by the City of Vaughan, proposed construction will not adversely affect the long-term health, safety and/or existing condition of all trees scheduled for preservation.

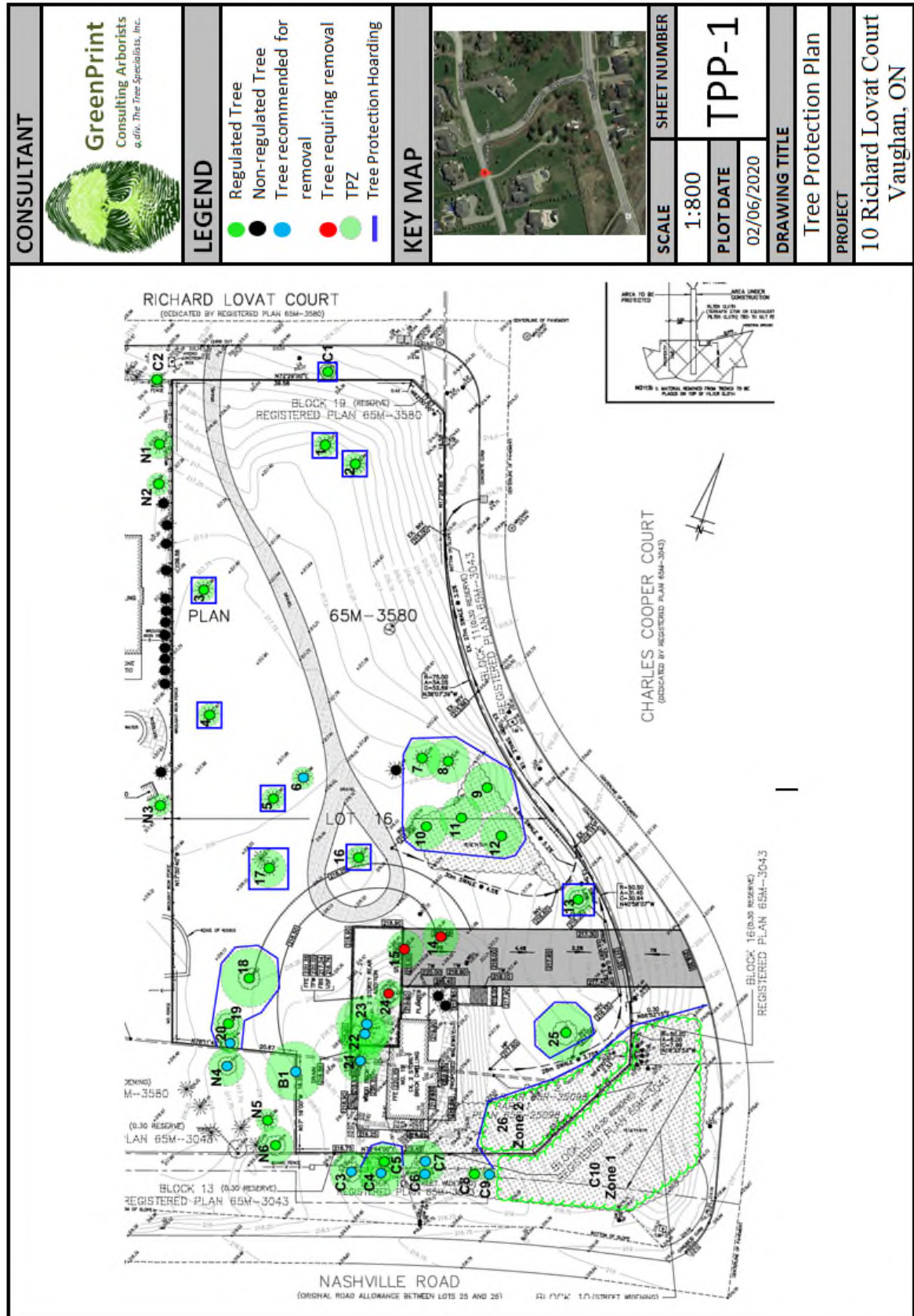
Trusting this report meets your needs. For further information, you may contact me directly at (905)-469-1717 or at [dcarnevale@greenprintca.com](mailto:dcarnevale@greenprintca.com)

**GreenPrint Consulting Arborists**



Davide Carnevale  
Senior Consulting Arborist  
ASCA Registered #370  
E-mail: [dcarnevale@greenprintca.com](mailto:dcarnevale@greenprintca.com)

# Appendix I: Tree Preservation Plan – TPP-1





**Appendix II:**

**DIGITAL IMAGES**

Photo #1: Tree no.C1 looking north.





Photo #2: Tree no. C2 looking south.





Photo #3: Trees no. C3, C4 and C6 looking north





Photo #4: Trees no. C5 and C7 looking east





Photo #5: Trees no. C8 and C9 looking west





Photo #6: Tree no. C10 (Zone 1) looking west





Photo #7: Trees no. 1-4 looking south





Photo #8: Trees no. 5-15 looking south





Photo #9: Trees no. 18-20, N5, N6 and B1 looking south





Photo #10: Trees no. 21-23 looking southeast





Photo #11: Tree no.25 looking south





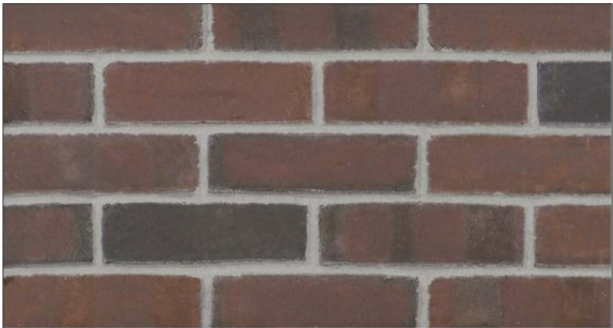
Photo #12: Tree no.26 (Zone 2) looking south







10 RICHARD LOVAT BOULEVARD – PROPOSED MATERIALS



SANDBLAST EXISTING WHITE PAINTED BRICK  
TO EXISTING RED BRICK



MAIN BRICK

PROPOSED NEW RED BRICK



PROPOSED PELLA DOUBLE HUNG WOOD CLAD  
WINDOW



PROPOSED RED ASPHALT SHINGLES





## Committee of the Whole (2) Report

---

**DATE:** Tuesday, June 16, 2020

**WARD(S):** ALL

**TITLE: HERITAGE VAUGHAN COMMITTEE RECOMMENDATION TO  
COUNCIL – BENJAMIN VAUGHAN DAY**

**FROM:**

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

**ACTION:** DECISION

---

**Purpose**

To seek direction from Committee with regards to a resolution of the Heritage Vaughan Committee from their meeting of June 10, 2020.

**Report Highlights**

- At their meeting of June 10, 2020, the Heritage Vaughan Committee passed a resolution requesting that Council review the decision to name the August Civic Holiday as Benjamin Vaughan Day.
- Council approved the naming of the August Civic Holiday as “Benjamin Vaughan Day” on December 10, 2013 (Item 31, Report No. 52).

**Recommendations**

The City Clerk provides the following recommendation on behalf of the Heritage Vaughan Committee:

1. That the Heritage Committee recommend to Council to re-examine the decision to use the August Civic Holiday to commemorate the life of black slave owner and anti-abolitionist Benjamin Vaughan and to engage with local communities on how best to commemorate our rich heritage.

## **Background**

At the June 10, 2020, Heritage Vaughan Committee meeting, the Committee passed the following resolution to be forwarded to Council for consideration:

1. That the Heritage Committee recommend to Council to re-examine the decision to use the August Civic Holiday to commemorate the life of black slave owner and anti-abolitionist Benjamin Vaughan and to engage with local communities on how best to commemorate our rich heritage.

## **Previous Reports/Authority**

[OBSERVANCE OF AUGUST CIVIC HOLIDAY AS BENJAMIN VAUGHAN DAY  
\(Committee of the Whole, Item 31, Report No. 52, approved by Council on December 10, 2013\)](#)

## **Analysis and Options**

On December 10<sup>th</sup>, 2013, Council approved a Member's Resolution to name the August statutory holiday as "Benjamin Vaughan Day". The Member's Resolution noted that the first Monday in August is a statutory holiday and was known simply as "Civic Holiday". Some municipalities in Ontario have chosen to retitle the day, as it is celebrated within their respective jurisdiction, in honour of an historical personage. For example, in the City of Toronto the date is observed as "Simcoe Day", to commemorate the first lieutenant-governor of Upper Canada. Naming the Civic Holiday in honour of a person adds historical colour to the day and a point of reference to any celebrations.

It was therefore recommended:

1. That within the City of Vaughan, the statutory holiday known presently as "Civic Holiday" be renamed "Benjamin Vaughan Day", and that information regarding the significance of the person so honoured be published on the City's website and other information media at the appropriate time and without any additional expense to the City; and
2. That this change be in effect as of August 2014.

## **Financial Impact**

There is no financial impact as a result of this report.

## **Broader Regional Impacts/Considerations**

There are no Regional impacts as a result of this report.

**Conclusion**

The City Clerk is forwarding the Heritage Vaughan Committee recommendation of June 10, 2020, for Council's consideration.

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

**Attachments**

Not applicable

**Prepared by**

Todd Coles, City Clerk, extension 8281





## MEMBER'S RESOLUTION

|                      |                                                                                                                                                          |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Date:</b>         | <b>JUNE 16, 2020 – COMMITTEE OF THE WHOLE</b>                                                                                                            |
| <b>Title:</b>        | <b>CITY OF VAUGHAN MAYOR'S GALA AND MAYOR MAURIZIO BEVILACQUA CHARITY GOLF CLASSIC – RECIPIENT ORGANIZATIONS FROM NOVEMBER 1, 2019 TO APRIL 30, 2020</b> |
| <b>Submitted by:</b> | <b>Hon. Maurizio Bevilacqua, P.C., Mayor</b>                                                                                                             |

**Whereas**, the City of Vaughan is committed to fostering an inclusive society; and

**Whereas**, the May 3, 2011 Council resolution authorized that recipients include, but not be limited to:

- Vaughan Based Charities;
- Not-for-profit Organizations; and
- Community Groups; and

**Whereas**, the use of the net proceeds was communicated to the public through the Mayor's Gala and the Mayor's Charity Golf Classic material, Council reports and media articles; and

**Whereas**, the recipient organizations have been identified based on recommendations from Members of Council, community leaders and organization/community requests; and

**It is therefore recommended that** Council receive the attached list of recipient organizations that have received, for the period from November 1, 2019 to April 30, 2020, net proceeds from the City of Vaughan Mayor's Gala and the Mayor's Charity Golf Classic.

Respectfully submitted,

Hon. Maurizio Bevilacqua, P.C.  
Mayor

### **Attachment**

1. City of Vaughan Mayor's Gala and Mayor Maurizio Bevilacqua Charity Golf Classic Recipient Organizations from November 1, 2019 to April 30, 2020





| <b>Organizations from November 1, 2019 to April 30, 2020</b> | <b>Amount (\$)</b> |
|--------------------------------------------------------------|--------------------|
| AIDS Committee of York Region                                | 10,000             |
| Baycrest Foundation                                          | 5,000              |
| Birthright of Vaughan                                        | 2,500              |
| Blue Door Shelters                                           | 5,000              |
| Canadian Red Cross - Australia Fires                         | 15,000             |
| Charitable Gift Funds Canada - CureSPG50                     | 2,500              |
| Charles Camilleri (Hangin' Out Together)                     | 2,500              |
| City - RecAssist-Fee Assistant Program                       | 25,000             |
| CP24 CHUM Christmas Wish                                     | 1,670              |
| Elspeth Heyworth Centre for Women                            | 5,000              |
| Flex for Access Inc.                                         | 5,000              |
| Future Possibilities for Kids                                | 10,000             |
| Global Fire                                                  | 2,500              |
| Historic Wallace House Committee                             | 2,500              |
| Human Endeavour                                              | 10,000             |
| Knights of Columbus Christmas for Kids                       | 2,500              |
| Lupus Ontario                                                | 2,500              |
| Lymphoma Foundation Canada                                   | 2,500              |
| MacKenzie Health Foundation - Vaughan Hospital               | 25,000             |
| Marco's Way Tribute Fund                                     | 2,500              |
| Royal Canadian Legion Branch 414                             | 20,000             |
| Santafest                                                    | 10,000             |
| Sara Elizabeth Centre/Blue Veil Charity                      | 5,000              |
| Sarcoma Cancer Foundation of Canada                          | 2,500              |
| Save the Mothers                                             | 5,000              |
| Sick Kids Foundation                                         | 12,000             |
| St. Andre Bessette Parish                                    | 10,000             |
| Tanya Khan                                                   | 2,500              |
| The Crystal Ladder Learning Centre                           | 2,500              |
| The Safehaven Project For Community Living                   | 10,000             |
| The Woodbridge Soccer Club (The Bridge Fund)                 | 10,000             |
| United Way of Greater Toronto                                | 14,059             |





## MEMBER'S RESOLUTION

|                      |                                                                                                                                                  |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Meeting/Date</b>  | <b>COMMITTEE OF THE WHOLE (2) – June 16, 2020</b>                                                                                                |
| <b>Title:</b>        | <b>REQUEST FROM BLOCK 41 LANDOWNERS GROUP FOR A MINISTER'S ZONING ORDER FOR THE ZONING OF THE LANDS FORMING THE BLOCK 41 SECONDARY PLAN AREA</b> |
| <b>Submitted by:</b> | <b>MAYOR MAURIZIO BEVILACQUA</b>                                                                                                                 |

**Whereas**, Vaughan Council received a communication from the Block 41 Landowners' Group dated May 21, 2020 [Attachment 1] respecting a request of the Minister of Municipal Affairs and Housing, the Honourable Steve Clark, to enact a Minister's Zoning Order to allow for the development of Block 41 in accordance with the City of Vaughan Official Plan Amendment No. 50 (the "Block 41 Secondary Plan"); and

**Whereas**, the lands within the Block 41 Secondary Plan were designated in 2009 by York Region as one of two New Community Areas in the City of Vaughan to provide growth to the year 2031; and

**Whereas**, the York Region Official Plan 2010 (the "YROP") guides economic, environmental and community building decisions across York Region. Through Regional Official Plan Amendment No. 2 to the YROP, the Region designated the subject lands Urban Area on the YROP Map 1 "Regional Structure" in order to accommodate future urban residential growth in Vaughan; and

**Whereas**, through its Growth Plan Conformity exercise, Vaughan Official Plan 2010, the City designated the lands within the Block 41 Secondary Plan as a New Community Area; and

**Whereas**, the City of Vaughan initiated the formal Block 41 Secondary Plan process in 2015; and

**Whereas**, the City adopted the Block 41 Secondary Plan on October 9, 2019, and the Region made minor modifications thereto and approved same on January 30, 2020; and

**Whereas**, the land use designations provided within the Block 41 Secondary Plan, including New Community Area, Natural Areas and Agricultural are consistent with the policies of the Provincial Policy Statement 2020 and conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019; and

**Whereas**, the Block 41 Secondary Plan makes more efficient use of existing and planned infrastructure by locating a residential neighbourhood in a designated New Community Area; and

**Whereas**, TransCanada Pipeline Limited ("TCPL") appealed the Block 41 Secondary Plan to the Local Planning Appeal Tribunal ("LPAT") on February 21, 2020 and TCPL is the sole appellant; and

**Whereas**, no dates have been scheduled by the LPAT with respect to the appeal of the Block 41 Secondary Plan and any hearing with respect to the appeal will be delayed as a result of the COVID-19 global pandemic owing to the LPAT's closure of its facilities as of March 16, 2020 and the cancellation of all in-person hearing events. The LPAT has not yet rescheduled those cancelled events and has communicated that they will not begin to schedule new matters until after June 30, 2020; and

**Whereas**, the construction of the New Community Area within the Block 41 Secondary Plan will result in substantial economic benefits to the City, the Region and the Province, including the following estimates: \$412 million in development charges and \$16 million in building permit fees; 10,200-person years of employment during the construction of the project, including 6,700-person years of employment in the construction industry; \$2.2 billion in gross output and \$1.1 billion in GDP; 470 permanent jobs from the retail, education and recreation uses; an increase of \$3.6 billion in property assessment values; \$25.1 million in additional annual property tax revenues; \$450 million in HST, including \$290 million for the federal government (GST) and \$241 million for the provincial government (PST); \$70.4 million in revenues for the provincial government through the provincial Land Transfer Tax (LTT); \$201.4 million in retail spending on local goods and services; and the utilization of approximately \$1.074 billion in existing roads, utility, water and sanitary sewer infrastructure; and

**Whereas**, the Minister and the council of a municipality shall have regard to, among other matters, matters of provincial interest enumerated within section 2 of the *Planning Act* when carrying out their responsibilities under the *Planning Act* which include, but are not limited to: the protection of ecological systems, including natural areas, features and functions; the orderly development of safe and healthy communities; the protection of the financial and economic well-being of the Province and its municipalities; the resolution of planning conflicts involving public and private interests; and, the protection of public health and safety; and

**Whereas**, the City of Vaughan in adopting the Block 41 Secondary Plan included policies requiring that a number of studies be submitted as part of the City's Block Plan approval process, in order to define the ultimate development limits and confirm the land use designations and built form of the Block 41 lands; and

**Whereas**, the Minister of Municipal Affairs and Housing has the power to enact a Zoning Order on any land in Ontario, in accordance with Section 47 of the *Planning Act* and the development of the Block 41 Lands are of significant importance to the City of Vaughan, the Regional Municipality of York, and the Province of Ontario.

**It is therefore recommended:**

- 1. That Council supports the Minister's use of a Minister's Zoning Order for Block 41 and will request that the Minister of Municipal Affairs and Housing enact one; and**
- 2. That Council direct staff to work with the Block 41 Landowners Group and the Ministry of Municipal Affairs and Housing to prepare a Minister's Zoning Order that is in conformity with the Block 41 Secondary Plan (OPA 50); and**
- 3. That this resolution be forwarded to the Minister of Municipal Affairs and Housing as a statement of Council's direction and requests, and be copied to the Regional Municipality of York, Toronto and Region Conservation Authority, and Ministry of Natural Resources and Forestry.**

Respectfully submitted,

Mayor Maurizio Bevilacqua

### **Attachments**

1. Letter to Mayor and Members of Council, dated May 21, 2020

|                                                       |
|-------------------------------------------------------|
| <p><b>BLOCK 41</b></p> <p><b>LANDOWNERS GROUP</b></p> |
|-------------------------------------------------------|

May 21<sup>st</sup>, 2020

**Mayor Maurizio Bevilacqua and Members of Council**

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

Cc: Mary Reali, Deputy City Manager, Community Services

**Dear Mayor Bevilacqua and Members of Council,**

**RE: Block 41 New Community Area Lands, City of Vaughan**

As members of the Block 41 Landowners Group (Landowners) we are very concerned that the development of this block will be unduly delayed due to a frivolous appeal of City of Vaughan OPA 50 (the Block 41 Secondary Plan) by TC Energy Corporation/TransCanada Pipeline. This appeal prevents the delivery of a master planned residential community to the City and Region of York, as required by the Growth Plan for the Greater Golden Horseshoe. As such, we request that the City ask The Honourable Steve Clarke, Minister of Municipal Affairs and Housing, to use his power under Section 47 of the Planning Act to enact a Minister's Zoning Order (MZO) that would implement City of Vaughan OPA 50 – the Block 41 Secondary Plan. The TC Energy Corporation/TransCanada Pipeline appeal is the only appeal filed against the Secondary Plan and is the only thing standing in the way of this new community.

**Background:**

The Block 41 Landowners have been planning and investing for this development for nearly 15 years. This included the installation of sewer and water infrastructure over 10 years ago to serve the new community. The investment in this infrastructure and carrying costs have been incurred by the landowners at no expense and to the benefit of the City and existing residents. This infrastructure was sized to service Block 41 and should be used to its fullest capacity.

The Block 41 Lands were designated in 2009 by York Region as one of two New Community Areas in the City of Vaughan to provide urban growth to the year 2031. Since that time, the Landowners have worked in concert with the City staff to advance a Secondary Plan process. Accordingly, the Block 41 Lands have been planned for more than a decade for residential uses in order to fulfill the objectives of the Provincial Policy Statement and the Growth Plan.

In 2015, the formal Secondary Plan process commenced to develop a complete community with a mix of residential housing and supporting community facilities on the Block 41 Lands. The Secondary Planning process included the completion of a comprehensive set of studies including: transportation, noise, servicing, heritage and a detailed Subwatershed Study which

## **BLOCK 41 LANDOWNERS GROUP**

was submitted to the City in March 2018. Throughout the process the Landowners worked co-operatively with the City of Vaughan and its consultants, the TRCA and other agencies to prepare and ultimately achieve approval of the Secondary Plan

In October 2019, City of Vaughan Council adopted the Block 41 Secondary Plan (OPA 50), which was subsequently forwarded to the Region of York for approval. In January 2020, York Region Council approved the Block 41 Secondary Plan. Unfortunately, the Secondary Plan was appealed to the LPAT by TC Energy Corporation/TransCanada Pipeline (the sole appellant).

Due to the Covid-19 pandemic, the Provincial state of emergency and the significant backlog this is creating at the LPAT, it may be years before the appeal of OPA 50 is resolved. As a result, the implementation and delivery timeline of the Block 41 Secondary Plan will be severely delayed and has put in jeopardy the realization of the 2031 population forecasts.

### **Solution:**

We believe that the best solution is one that the City is familiar with and has recently implemented. The Minister has the authority under Section 47 of the Planning Act, to enact a Minister's Zoning Order (MZO). The MZO would neutralize the severe delay as a result of the TransCanada appeal. Minister Clarke is receptive to using his MZO powers where the local municipality supports the request and therefore, we seek this support from the City.

The MZO will allow Landowners to move forward with preparing the Draft Plans of Subdivision to implement the Block 41 Secondary Plan and accommodate approximately 4,063 new residential dwellings and 12,000 residents. Further, the MZO is an important mechanism to help kick start the economic recovery and increase the number of shovel-ready projects in the province.

### **Benefits:**

The MZO will allow implementation of the City adopted and Region approved Secondary Plan without further delay. The Secondary Plan delivers key community benefits, such as 5.5 hectares of land for a new community centre and park with district level services, lands for three new elementary schools and a new Catholic high school, along with a series of public parks. These community benefits will create a complete community and provide much needed housing. The amenities support the future residents of Block 41, as well as provide broader community services to Vaughan. The Landowners have prepared a Preliminary Block Plan (**Attachment A**) which implements the Secondary Plan Land Use Plan (**Attachment B**).

In addition to these community benefits, there are substantial economic benefits which will be derived from the construction of this community. Altus Group has been engaged to do an economic impact assessment of the Block 41 Lands (**Attachment C**).



## BLOCK 41 LANDOWNERS GROUP

This report estimates the following economic benefits for the City, Region and Province as follows:

- \$412 million in development charges and \$16 million in building permit fees;
- 10,200-person years of employment during the construction of the project, including 6,700-person years of employment in the construction industry;
- \$2.2 billion in gross output and \$1.1 billion in GDP;
- 470 permanent jobs from the retail, education and recreation uses;
- An increase of \$3.6 billion in property assessment values;
- \$25.1 million in additional annual property tax revenue;
- \$450 million in HST, including \$209 million for the federal government (GST) and \$241 million for the provincial government (PST).
- \$70.4 million in revenues for the provincial government through the provincial Land Transfer Tax (LTT);
- \$201.4 million in retail spending on local goods and services;
- Utilizing approximately \$1.074 Billion in existing roads, utility, water and sanitary sewer infrastructure.

In this time of economic uncertainty, all stakeholders should work together to encourage the private sector's ability to contribute to the economic well-being of the Province and City of Vaughan residents.

### Request to Council:


In closing, we the undersigned encourage Council to do what is necessary to proceed with the development of the Block 41 New Community Area and request a MZO from the Minister of Municipal Affairs and Housing.

Sincerely,


### BLOCK 41 LANDOWNERS GROUP

  
Elvio De Meneghi  
Kirbywest Ltd.

  
Bobby Pilliteri  
AMMP Holdings Inc.

  
Edith Devico  
1212763 Ontario Limited  
1212765 Ontario Limited

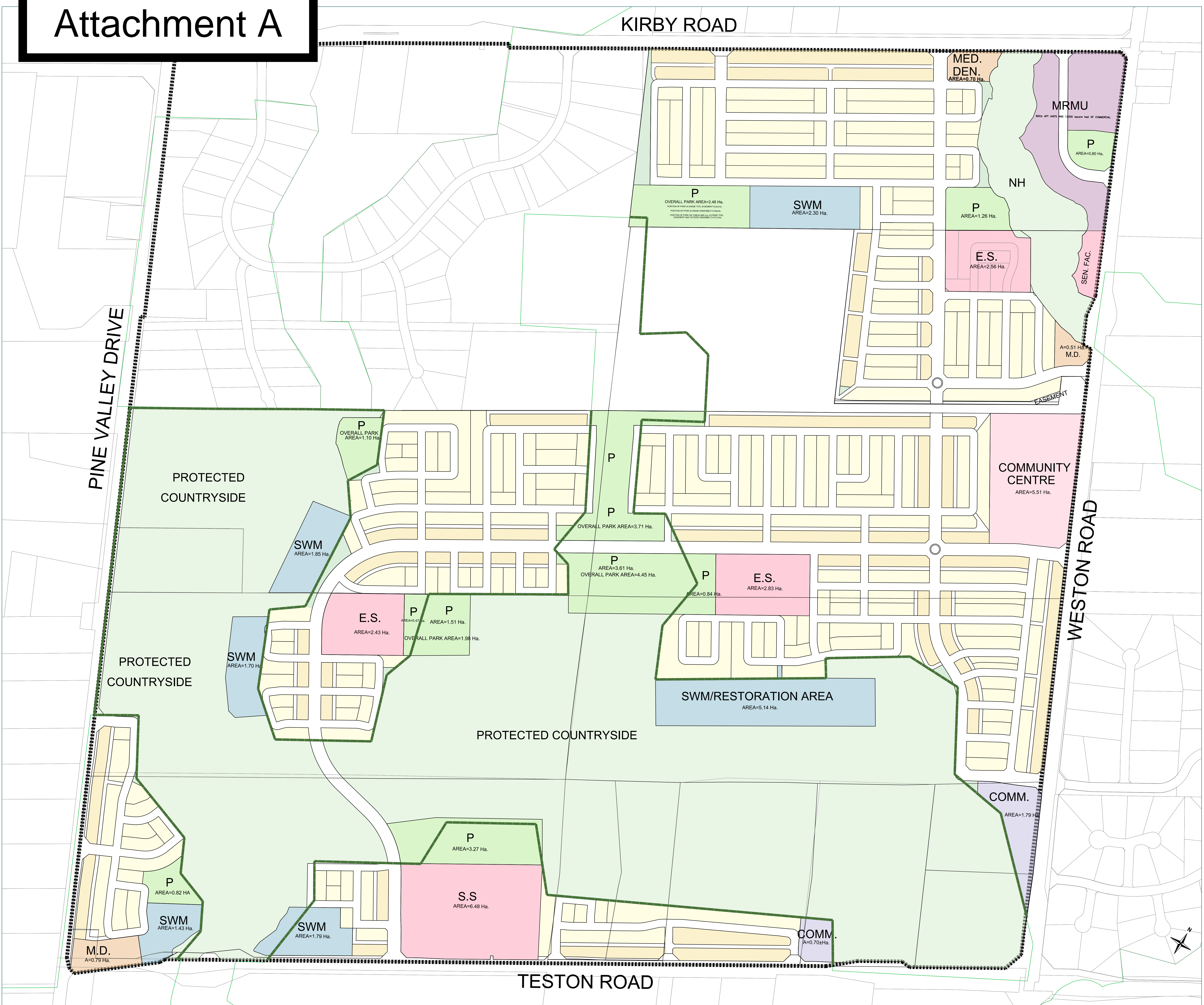
  
Jack Eisenberger  
Block 41-28W Developments Inc

  
Silvio De Gasperis  
Block 41-28E Developments Inc

  
Eddy Mastrogiuseppe  
Richmond Properties (Block 41) Inc.








Attachment A

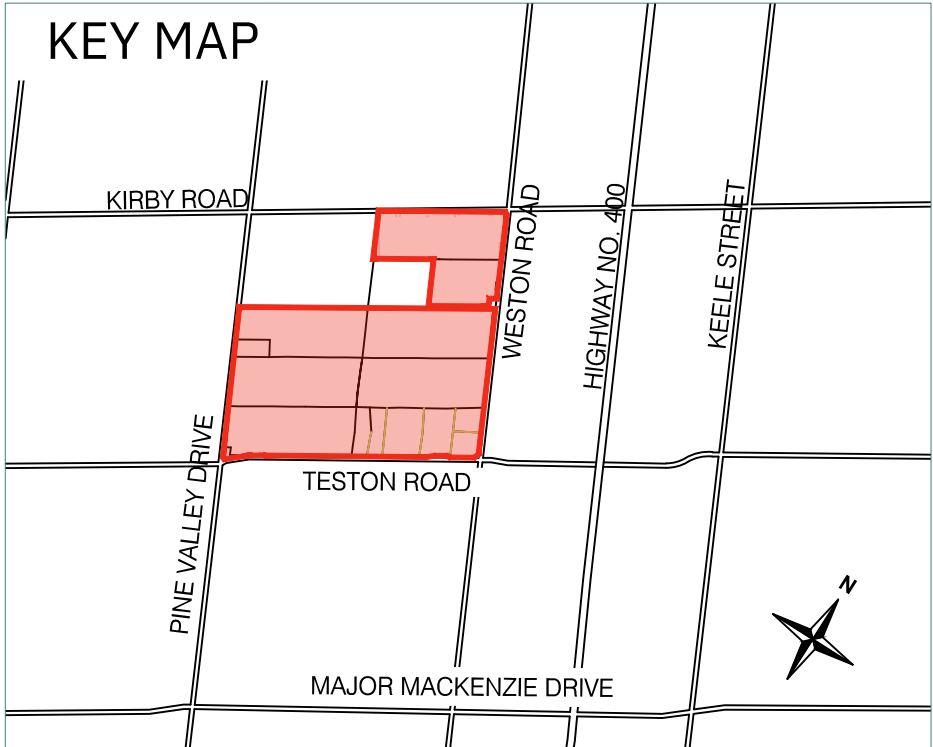


# PRELIMINARY BLOCK PLAN

## BLOCK 41

## Legend

-  Low Medium Density (street access)
-  Low Medium Density (lane access)
-  Medium Density Block
-  Mid-Rise Mixed Use
-  Institutional
-  Park
-  Storm Water Management Facility
-  Commercial



MGP File: 11-2003  
Date: May 11, 2020

**MGP** Malone  
Given  
Parsons.

140 Renfrew Drive, Suite 201 | Markham, ON | L3R 6B3  
905 513 0170 | [mgp.ca](http://mgp.ca)



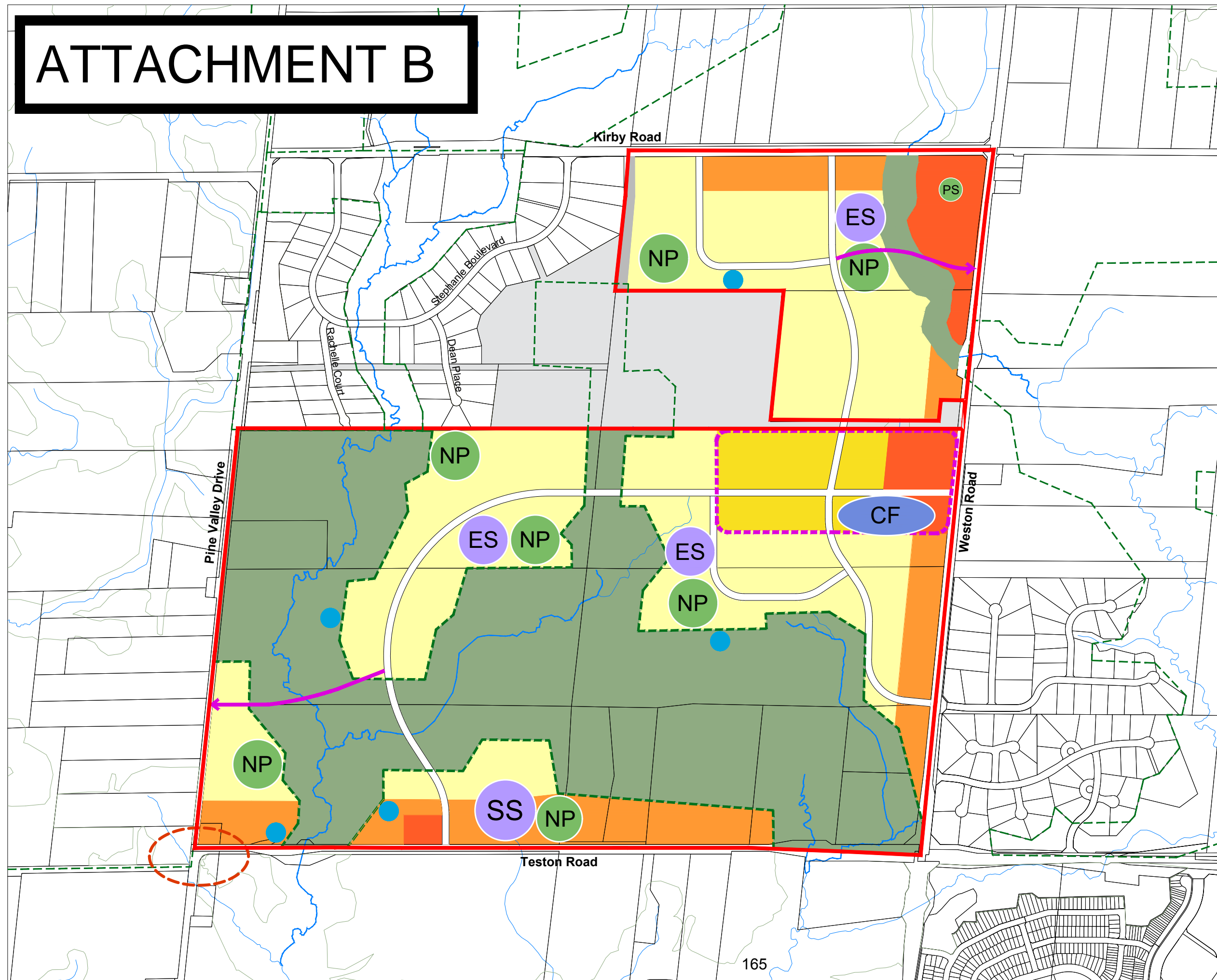
# ATTACHMENT B

## SCHEDULE B

### BLOCK 41 LAND USE PLAN

#### Legend

- Secondary Plan Area
- Greenbelt Plan Area
- Natural Areas
- Low-Rise Residential
- Low-Rise Mixed-Use
- Mid-Rise Residential
- Mid-Rise Mixed-Use
- NP Neighbourhood Park
- PS Public Square
- ES Elementary School
- SS Secondary School
- CF Co-Location Facility
- Community Core
- Infrastructure and Utilities
- Potential Stormwater Management Facility (to be located outside of NHN features)
- Active Transportation Connection (Potential future collector road subject to further study)
- Route Alignment Subject to Intersection Improvements
- Stream
- TransCanada Pipeline and Compressor Lands



May 20, 2020

Memorandum to: Block 41 Landowners Group  
Don Given & Lauren Capilongo, Malone Given Parsons Ltd.

From: Daryl Keleher, Senior Director  
Justin Shin, Consultant  
Altus Group Economic Consulting

**Subject: Vaughan Block 41 – Economic Benefits**  
**Our File: P-6383**

---

Altus Group Economic Consulting (“Altus”) was retained by Block 41 Landowners Group to provide an assessment of the economic benefits relating to the development on the Block 41 in the City of Vaughan. This memorandum provides an overview of the economic benefits that the proposed development would generate.

## SUMMARY

The proposed development of Block 41 would generate the following economic and fiscal benefits for the City and Region:

- \$412 million in development charges;
- \$16 million in building permit fees;
- 10,200-person years of employment during the construction of the project, including 6,700-person years of employment in the construction industry;
- \$2.2 billion in gross output and \$1.1 billion in GDP;
- 470 permanent jobs from the retail, education and recreation uses;
- An increase of \$3.6 billion in property assessment values;
- \$25.1 million in additional property tax revenue;
- \$450 million in HST, including \$209 million for the federal government (GST) and \$241 million for the provincial government (PST);
- \$70.4 million in revenues for the provincial government through the provincial Land Transfer Tax (LTT);
- \$201.4 million in retail spending on local goods and services;
- Utilizing approximately \$1.074 billion in existing roads, utility, water, and sanitary sewer infrastructure.

A more detailed explanation of the above estimates is presented in the memorandum below.



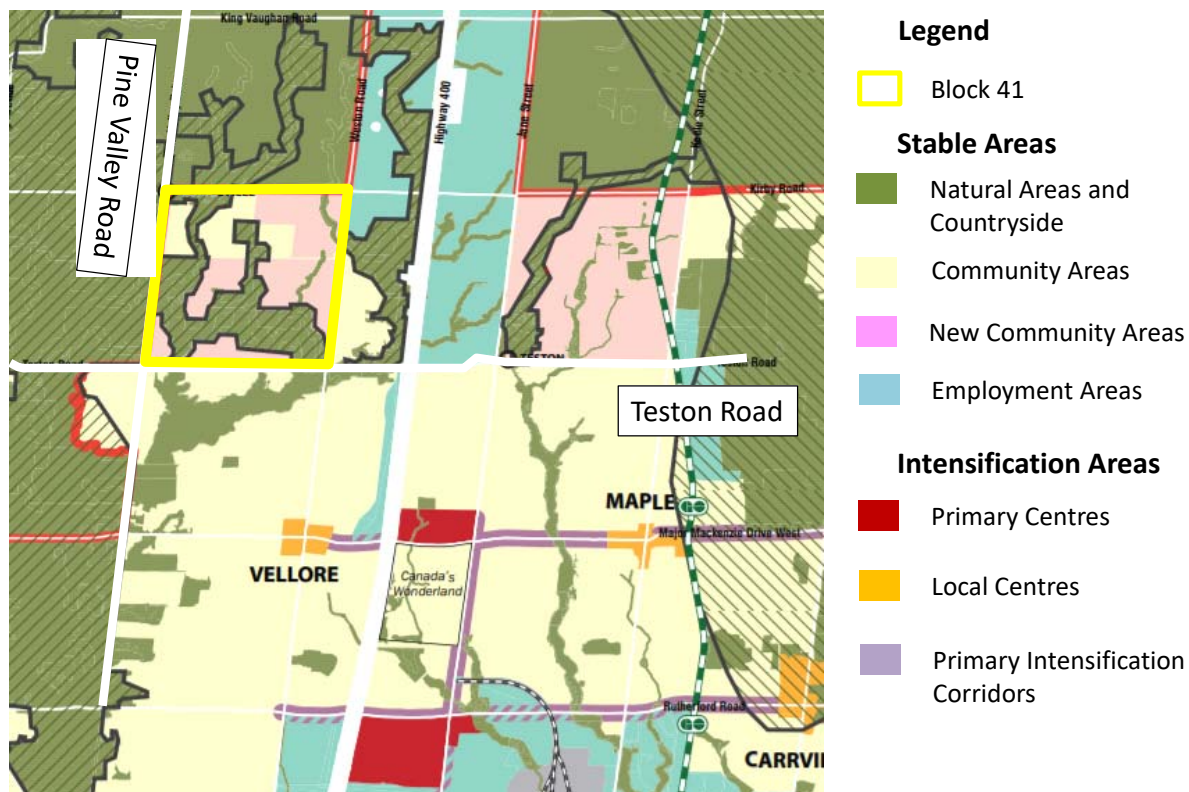
## OVERVIEW OF DEVELOPMENT

The area within Block 41 (the “subject site”) is located north east of Pine Valley Drive and Teston Road. The location of Block 41 is shown in Figure 1 below. The lands are bound by:

- Pine Valley Drive to the west;
- Weston Road to the east;
- Teston Road to the south; and
- Kirby Road to the east.

Figure 1

### Context Map of Block 41, City of Vaughan



Source: City of Vaughan

The proposed development of the subject site consists of single detached, townhouse, apartment and senior housing units. For the purposes of this study it was assumed that the housing units in medium density areas were townhouses. The non-residential uses consist of commercial space, one community centre, three elementary schools and one secondary school. The commercial space was assumed to be occupied by retail uses.

**Figure 2 Development Scenario: Block 41, City of Vaughan**

|                        | Assumed Development |                        |                  |
|------------------------|---------------------|------------------------|------------------|
|                        | Units               | Person Per Unit        | Population       |
| <b>Residential</b>     | <i>Housing Unit</i> |                        | <i>Persons</i>   |
| Singles                | 1,434               | 3.64                   | 5,220            |
| Townhomes              | 1,477               | 3.00                   | 4,431            |
| Medium Density         | 207                 | 3.00                   | 621              |
| Large Apartments       | 240                 | 2.22                   | 533              |
| Small Apartments       | 560                 | 1.60                   | 896              |
| Seniors                | 145                 | 1.60                   | 232              |
| Total                  | 4,063               |                        | 11,933           |
|                        |                     |                        |                  |
|                        | Employment          |                        |                  |
|                        | GFA                 | Ratio                  | Employment       |
| <b>Non-Residential</b> | <i>Square Feet</i>  | <i>Square Feet/Job</i> | <i>Employees</i> |
| Retail                 | 93,087              | 431                    | 216              |
| Community Centre       | 146,927             | 7,000                  | 21               |
|                        |                     |                        |                  |
| <b>Schools</b>         | <i>Square Feet</i>  | <i>Jobs per School</i> | <i>Employees</i> |
| Elementary             | 220,567             | 40                     | 120              |
| Secondary              | 247,541             | 110                    | 110              |
| Total                  | 708,122             |                        | 467              |

Source: Altus Group Economic Consulting

## ONE-TIME ECONOMIC BENEFITS

### Development Charges

The proposed development of Block 41 would generate development charge (DCs) revenues that can be used by the City and Region to fund growth-related capital projects, such as roads, water works, sewers, libraries, recreation facilities, etc. The development of the subject site would also generate Education Development Charges (EDCs) which would provide revenue for local school boards to acquire land for prospective school sites. Schools and community centre were not included in these calculations as the City's bylaw exempts these uses from these charges.

Based on the City's DC rate schedule the proposed development would generate approximately \$411.8 million in DC and EDC revenues, including roughly \$177.2 million for the City, \$206 million for the Region and \$28.6 million for the school boards.

**Figure 3 Estimated Development Charge Revenues, Block 41, City of Vaughan**

| DC Rates               |                                 |                |               |             |
|------------------------|---------------------------------|----------------|---------------|-------------|
|                        | City of Vaughan                 | Region of York | School Boards | Total       |
| <b>Residential</b>     | <i>Dollars per Unit</i>         |                |               |             |
| Singles                | 53,626                          | 62,181         | 7,007         | 122,814     |
| Townhomes              | 44,233                          | 50,047         | 7,007         | 101,287     |
| Medium Density         | 44,233                          | 50,047         | 7,007         | 101,287     |
| Large Apartments       | 32,705                          | 36,374         | 7,007         | 76,086      |
| Small Apartments       | 23,573                          | 26,563         | 7,007         | 57,143      |
| Seniors                | 23,573                          | 26,563         | 7,007         | 57,143      |
| <b>Non-Residential</b> | <i>Dollars per Square Metre</i> |                |               |             |
| Retail                 | 156.53                          | 593.51         | 12.17         | 762         |
| DC Revenues            |                                 |                |               |             |
|                        | City of Vaughan                 | Region of York | School Boards | Total       |
| <b>Residential</b>     | <i>Dollars</i>                  |                |               |             |
| Singles                | 76,899,684                      | 89,167,554     | 10,048,038    | 176,115,276 |
| Townhomes              | 65,332,141                      | 73,919,419     | 10,349,339    | 149,600,899 |
| Medium Density         | 9,156,231                       | 10,359,729     | 1,450,449     | 20,966,409  |
| Large Apartments       | 7,849,200                       | 8,729,760      | 1,681,680     | 18,260,640  |
| Small Apartments       | 13,200,880                      | 14,875,280     | 3,923,920     | 32,000,080  |
| Seniors                | 3,418,085                       | 3,851,635      | 1,016,015     | 8,285,735   |
| <b>Non-Residential</b> |                                 |                |               |             |
| Retail                 | 1,353,671                       | 5,132,674      | 105,246       | 6,591,592   |
| <b>Total</b>           | 177,209,892                     | 206,036,051    | 28,574,687    | 411,820,631 |

Source: Altus Group Economic Consulting based on DC rates in effect as of January 1, 2020

## Building Permit Fees

The estimated building permit revenues to be generated on the proposed development is summarized in Figure 4. These revenues contribute a source of funding for the day-to-day operation of the City's building department. Based on the current 2020 fee rates, the development would generate approximately \$16.1 million in building permit revenues for the City.

**Figure 4 Estimated Building Permit Revenues, Block 41, City of Vaughan**

|                        | Building<br>Permit Rates       | GFA                      | Building Permit<br>Revenues |
|------------------------|--------------------------------|--------------------------|-----------------------------|
|                        | <i>\$ per Square<br/>Metre</i> | <i>Square<br/>Metres</i> | <i>Dollars</i>              |
| <b>Residential</b>     |                                |                          |                             |
| Singles                | 16.17                          | 532,887                  | 8,616,789                   |
| Townhomes              | 17.85                          | 274,433                  | 4,898,634                   |
| Medium Density         | 17.85                          | 38,462                   | 686,538                     |
| Large Apartments       | 17.85                          | 26,756                   | 477,592                     |
| Small Apartments       | 17.85                          | 41,620                   | 742,921                     |
| Seniors                | 17.85                          | 10,777                   | 192,363                     |
| <b>Non-Residential</b> |                                |                          |                             |
| Retail                 | 16.01                          | 8,648                    | 138,454                     |
| Community Centre       | 28.25                          | 13,650                   | 385,609                     |
| <b>Total</b>           |                                | <b>947,233</b>           | <b>16,138,902</b>           |

Source: Altus Group Economic Consulting

## CONSTRUCTION-RELATED BENEFITS

Using an economic input-output model, construction-related activity associated with the development scenario of the subject site would generate a variety of one-time short-term economic benefits in the economy, in terms of economic output, direct employment in the construction of the development, as well as derivative benefits for businesses that provide services and materials to the construction industry.

### Construction Employment, Employment Income and Income Tax Estimates

Figure 5 summarizes construction-related employment that will be generated from the development of the subject site. In total, the construction of the proposed development is estimated to result in approximately 10,200-person years of employment. This includes approximately 6,700-person-years of employment in the construction industry and approximately 3,500-person years of employment in businesses and services that provide materials and services to the construction industry.

**Figure 5 Construction-Related Employment for Block 41, City of Vaughan**

|                                        | Proposed Development<br><i>Person-Years of<br/>Employment</i> |
|----------------------------------------|---------------------------------------------------------------|
| <b>Construction-Related Employment</b> |                                                               |
| Direct                                 | 6,700                                                         |
| Indirect                               | 3,516                                                         |
| <b>Total</b>                           | <b>10,216</b>                                                 |

Source: Altus Group Economic Consulting

Figure 6 provides an overview of the estimated income of construction-related employment and associated federal and provincial income taxes throughout the period of construction. In total, the employment income is estimated to be approximately \$659.8 million over the construction period. The



federal and provincial income taxes payable for the estimated income of construction-related employment would be \$90.0 million and \$36.5 million, respectively, over the construction period.

**Figure 6 Estimated Income of Construction-Related Employment for Block 41, City of Vaughan**

|                                                            | <u>Proposed Development</u> |
|------------------------------------------------------------|-----------------------------|
|                                                            | <i>Dollars (000,000s)</i>   |
| Income Associated with Construction-Related Employment     | 659.8                       |
| Income Tax Associated with Construction-Related Employment | <i>Dollars (000,000s)</i>   |
| Federal Income Tax                                         | 90.0                        |
| Provincial Income Tax                                      | 36.5                        |
| Total                                                      | 126.5                       |

Source: Altus Group Economic Consulting

## Gross Output and Gross Domestic Product (GDP) Estimates

Economic activity relating to construction of the proposed development on the subject site can be measured from Gross Output<sup>1</sup> or Gross Domestic Product (GDP).<sup>2</sup> Figure 7 summarizes that the construction of the proposed development would generate \$2.2 billion in Gross Output and \$1.1 billion in GDP

**Figure 7 Construction-Related Economic Impact for Block 41, City of Vaughan**

|                           | <u>Proposed Development</u> |
|---------------------------|-----------------------------|
|                           | <i>Dollars (000,000s)</i>   |
| Impacts on Output and GDP |                             |
| Gross Output              | 2,214.6                     |
| GDP                       | 1,054.6                     |

Source: Altus Group Economic Consulting

## Harmonized Sales Taxes

The prices of residential units paid by buyers will include a component for harmonized sales tax (HST) which is 13% of the base home price. Of this 13% HST, five percentage points are the federal portion (GST) and eight percentage points are the provincial portion (PST).

The GST payable is eligible for a rebate of 36% for houses priced at \$350,000 or less, with the amount of rebate declining for homes priced between \$350,000 and \$450,000. There are no GST rebates available on homes priced above \$450,000.

<sup>1</sup> Gross output represents a measure of economic activity in the production of new goods and services, and includes intermediate and final outputs

<sup>2</sup> Gross Domestic Product represents economic activity in the production of new goods and services and includes only final outputs.

The PST payable is also subject to a rebate, which is calculated by applying a 75% factor to the PST payable, up to a maximum rebate of \$24,000 per unit.

It is estimated that the sale of the residential units would generate approximately \$450 million in HST revenues, of which \$209 million would accrue to the federal government, and \$241 million would be generated for the provincial government.

## Land Transfer Tax

The Province of Ontario levies a land transfer tax on the purchase of new homes in Ontario. The progressive tax rate applied to each home is as follows:

- 0.5% on amount up to and including \$55,000;
- 1.0% on amounts exceeding \$55,000 up to and including \$250,000;
- 1.5% on amounts exceeding \$250,000 up to and including \$400,000; and
- 2.0% on amounts exceeding \$400,000.

In total, the residential units proposed would generate approximately \$70.4 million in land transfer tax revenues for the province.

## ON-GOING ECONOMIC BENEFITS

### Permanent Employment and Associated Income

Figure 8 summarizes the number permanent employment that will be generated from businesses occupying space developed upon the completion the project. Upon build-out, the development would generate approximately 470 jobs. The floor space per worker ("FSW") factor used to convert gross floor area into estimates of job generation are industry standards that are used to estimate employment creation for different land uses.

**Figure 8 Estimated Permanent Employment in Proposed Development on Block 41, City of Vaughan**

| Land Use         | Floor Space per<br>Worker Factor<br><i>SF per Job</i> | GFA<br><i>Square Feet</i> | Employment<br><i>Jobs</i> |
|------------------|-------------------------------------------------------|---------------------------|---------------------------|
| Retail           | 431                                                   | 93,087                    | 216                       |
| Community Centre | 7,000                                                 | 146,927                   | 21                        |
| Schools          | <i>Jobs per School</i>                                |                           |                           |
| Elementary       | 40                                                    | 220,567                   | 120                       |
| Secondary        | 110                                                   | 247,541                   | 110                       |
| Total            |                                                       | 708,122                   | 467                       |

Source: Altus Group Economic Consulting

According to Statistics Canada data, average weekly earnings for retail employees in Ontario (as of 2019) were \$600 per week, educational employees earned \$1,100 per week and recreation employees earned

\$500 per week. Based on the estimated potential for 470 permanent employees on the subject site, the jobs generated in the proposed development would generate roughly \$20.6 million in annual income (see Figure 9). A significant proportion of the annual income earned will be spent at local businesses and service providers.

**Figure 9 Estimated Permanent Jobs and Income, Block 41, City of Vaughan**

| Uses             | GFA<br><i>Square Feet</i> | Employment Ratio<br><i>Square Feet/Job</i> | Employment<br><i>Jobs</i> | Average Weekly<br>Earnings (2019)<br><i>Dollars</i> | Estimated Annual<br>Income<br><i>Dollars</i> |
|------------------|---------------------------|--------------------------------------------|---------------------------|-----------------------------------------------------|----------------------------------------------|
| Retail           | 93,087                    | 431                                        | 216                       | 607                                                 | 6,826,835                                    |
| Community Centre | 146,927                   | 7,000                                      | 21                        | 503                                                 | 548,600                                      |
| Schools          |                           | <i>Jobs/School</i>                         |                           |                                                     |                                              |
| Elementary       | 220,567                   | 40                                         | 120                       | 1,102                                               | 6,875,294                                    |
| Secondary        | 247,541                   | 110                                        | 110                       | 1,102                                               | 6,302,353                                    |
| Total            | 708,122                   |                                            | 467                       |                                                     | 20,553,083                                   |

Source: Altus Group Economic Consulting based on Table: 14-10-0204-01: Average weekly earnings by Industry, 2019

An increase in personal income tax revenue is another economic benefit that will result from new permanent jobs created under the proposed development. The volume of annual income tax revenue generated from new employment on the Block 41 lands is estimated to generate approximately \$2.4 million in annual federal income tax and \$914,000 in annual provincial income tax revenues.

### Estimated Assessment Value and Annual Property Tax Revenues at Full Build-Out

Development of the subject site will result in an increase of the City's property tax assessment base and will generate additional ongoing property tax revenues for the City, Region and school boards. The assessment value estimates were developed using benchmarks of comparable residential and retail properties in northern Vaughan. For residential uses, assessment estimates are based on the average price of actively marketed single-detached and townhouse developments in Vaughan using data generated by Altus Data Solutions. For non-residential uses, the assessment value benchmarks of comparable retail in Vaughan were reviewed. Values for schools and community centre were excluded, as they were assumed to be under ownership by the local school boards and municipality upon completion.

Figure 10 provides a summary of the assessment value that will be generated by the development. Based on the approach outlined above to estimating assessment values, the development would generate approximately \$3.6 billion in new assessment value.

**Figure 10 Assessment Value Estimates at Build-Out of Block 41, City of Vaughan**

|                    | Proposed Development | Assessment Value Assumption | Total Assessment Value |
|--------------------|----------------------|-----------------------------|------------------------|
| <b>Residential</b> | <i>Units</i>         | <i>\$ / Unit</i>            | <i>Dollars</i>         |
| Singles            | 1,434                | 1,182,000                   | 1,694,988,000          |
| Townhomes          | 1,477                | 846,000                     | 1,249,542,000          |
| Medium Density     | 207                  | 846,000                     | 175,122,000            |
| Large Apartments   | 240                  | 670,000                     | 160,800,000            |
| Small Apartments   | 560                  | 375,000                     | 210,000,000            |
| Seniors            | 145                  | 224,000                     | 32,480,000             |
| <b>Total</b>       | <b>4,063</b>         |                             | <b>3,522,932,000</b>   |
| <b>Commercial</b>  | <i>Square Feet</i>   | <i>\$ / Square Foot</i>     | <i>Dollars</i>         |
| Retail             | 93,087               | 370                         | 34,442,217             |
| <b>Total</b>       |                      |                             | <b>3,557,374,217</b>   |

Source: Altus Group Economic Consulting

The estimates of annual property tax revenue generated from the proposed development of Block 41 are summarized in Figure 11. Based on the 2019 property tax rates, the proposed development would generate annual property tax revenue of approximately \$25 million, including \$7.1 million per year for the City of Vaughan and \$12.0 million per year for York Region and \$6.0 million for education purposes.

**Figure 11 Property Tax Revenue Estimates at Build-Out, Block 41, City of Vaughan**

| Tax Class    | Assessment Value<br><i>Dollars</i> | 2019 Property Tax Rates |                   |                  |                   |
|--------------|------------------------------------|-------------------------|-------------------|------------------|-------------------|
|              |                                    | City                    | Region            | Education        | Total             |
| Residential  | 3,522,932,000                      | 0.19860%                | 0.33655%          | 0.16100%         | 0.69615%          |
| Commercial   | 34,442,217                         | 0.25409%                | 0.43058%          | 0.93183%         | 1.61650%          |
| Land Use     |                                    | Property Tax Revenues   |                   |                  |                   |
|              |                                    | City                    | Region            | Education        | Total             |
| Residential  |                                    | 6,996,472               | 11,856,392        | 5,671,921        | 24,524,785        |
| Retail       |                                    | 87,513                  | 148,302           | 320,944          | 556,759           |
| <b>Total</b> |                                    | <b>7,083,986</b>        | <b>12,004,694</b> | <b>5,992,865</b> | <b>25,081,545</b> |

Source: Altus Group Economic Consulting

## Annual Retail Spending by Residents

The residents of the proposed development on the subject site will help support local businesses through regular purchases of goods and services. Based on the estimated annual household spending from Statistics Canada, annual retail spending in the local economy is estimated to be approximately \$49,600 for goods and services.



**Figure 12 Estimated Spending on Goods and Services by Future Households in Block 41, City of Vaughan**

|                                                                                         |                   |
|-----------------------------------------------------------------------------------------|-------------------|
|                                                                                         | <i>Dollars</i>    |
| Total: Estimate of Average Household Spending, Toronto CMA, 2020                        | 103,357           |
| Less: Shelter Costs                                                                     | 24,725            |
| Less: Personal Taxes                                                                    | 19,774            |
| Less: Insurance and Pension Contributions                                               | 6,548             |
| Less: Gifts of Money                                                                    | 2,607             |
| Less: Games of Chance (net)                                                             | 132               |
| Adjusted Total: Estimate of Average Household Spending on Goods and Services, Toronto C | 49,571            |
|                                                                                         | <i>Households</i> |
| Proposed Development                                                                    | 4,063             |
|                                                                                         | <i>Dollars</i>    |
| Estimated Annual Retail Spending by Households in Proposed Development                  | 201,407,998       |

Note: Household Spending after deductions includes food, household operation, furnishings and equipment, clothing, transportation, health care, personal care, recreation, reading materials and other printed matter, education, tobacco products and alcoholic  
Source: Statistics Canada, Tables 203-0001 and 203-0021: Survey of household spending (SHS), The Consumer Price Index (July 2014, July 2016)

Based on the number of residential units on the subject site, the proposed development would generate \$201.4 million in annual spending on goods and services. Much of the annual spending is likely to occur at local stores and services within the City of Vaughan. The estimated retail spending from the proposed development would also mean \$26.2 million in HST revenues, of which \$16.1 million will accrue to the government of the Province of Ontario, and \$10.1 million will be generated for the federal government.

### Utilizing Existing Infrastructure

Development of Block 41 represents an opportunity to capitalize on infrastructure in place near the subject lands. Based on information provided by Schaeffers Consulting Engineers, the following existing infrastructure is already in place and can be utilized by the proposed development:

- **Water** – all water infrastructure in Pressure District 7 (PD7) of the Vaughan water supply system can be utilized and can immediately deliver water to the south-easterly corner of Block 41. The value of the existing water works that can be utilized is valued at approximately \$198 million;
- **Sanitary Sewage** – there are many sanitary sewer conveyance lines existing in the area, as well as a sanitary sewer at the south-easterly corner of Block 41 that could immediately convey sewage from the proposed development. In addition, a sewage pumping station has been constructed in the block south of Block 41 that can convey flows from other areas of Block 41. All sanitary sewage flows from Block 41 would be conveyed to the Duffin Creek Wastewater Treatment Plan and Block 41 would utilize various existing infrastructure works that would direct flows to that facility. The value of these existing sanitary sewer works is valued at approximately \$649 million;
- **Roads and Utilities** – the Block is bound by many major access routes, such as Major Mackenzie Drive (for those accessing the nearby community of Maple) and Weston Road (to access Vellore

Block 41 Landowners Group  
May 20, 2020

Page 11

Village). The value of the existing roads likely to be utilized by occupants of the proposed development is valued at approximately \$224 million. The development would also utilize approximately \$2.9 million in existing utilities along Teston Road, Weston Road, Kirby Road and Pine Valley Drive.

In total, the value of existing infrastructure that Block 41 can utilize is valued by Schaeffers at \$1.074 billion. In addition, capital improvements identified in the York Region and City of Vaughan's recent DC background studies include an additional \$194 million in future capital improvements that the proposed development can utilize. In total, the value of existing and future capital improvements amounts to \$1.268 billion, which doesn't account for the significant value associated with additional future investments in adjacent highways, mass transit and downstream servicing infrastructure. A map showing existing and proposed infrastructure in the vicinity of Block 41 is attached to the end of this memorandum.

Sincerely,



Daryl Keleher, MCIP, RPP

Senior Director, Research, Valuation & Advisory, Economic Consulting

*Altus Expert Services, Altus Group*

## SUMMARY OF BENEFITS

Figure 13 provides a summary of the economic benefits that would result from the proposed development of Block 41 in the City of Vaughan.

Figure 13

# Economic Benefits – Block 41

## DURING CONSTRUCTION

- \$412 million in Development Charges
- 10,200 person-years of Employment
- \$661 million in Wages
- \$450 million in HST revenues
- \$16 million in Building Permit fees
- GDP Impact of \$1.1 billion
- \$127 million in Provincial and Federal Income Taxes
- \$70 million in provincial Land Transfer Tax revenues

## ANNUALLY UPON BUILD-OUT

- 470 Permanent Jobs (retail, education, recreation)
- \$20 million in annual income (generating \$3 million in Provincial and Federal income taxes)
- \$201 million in annual retail spending by residents to support local stores and businesses
- \$3.6 billion in taxable assessment value (generating \$25 million in annual property tax revenue)




































## BENEFITS OF EXISTING INFRASTRUCTURE NETWORK

- Development of Block 41 would build upon, utilize and optimize capacity existing roads, water, sanitary sewer and utility infrastructure valued at \$1.074 billion

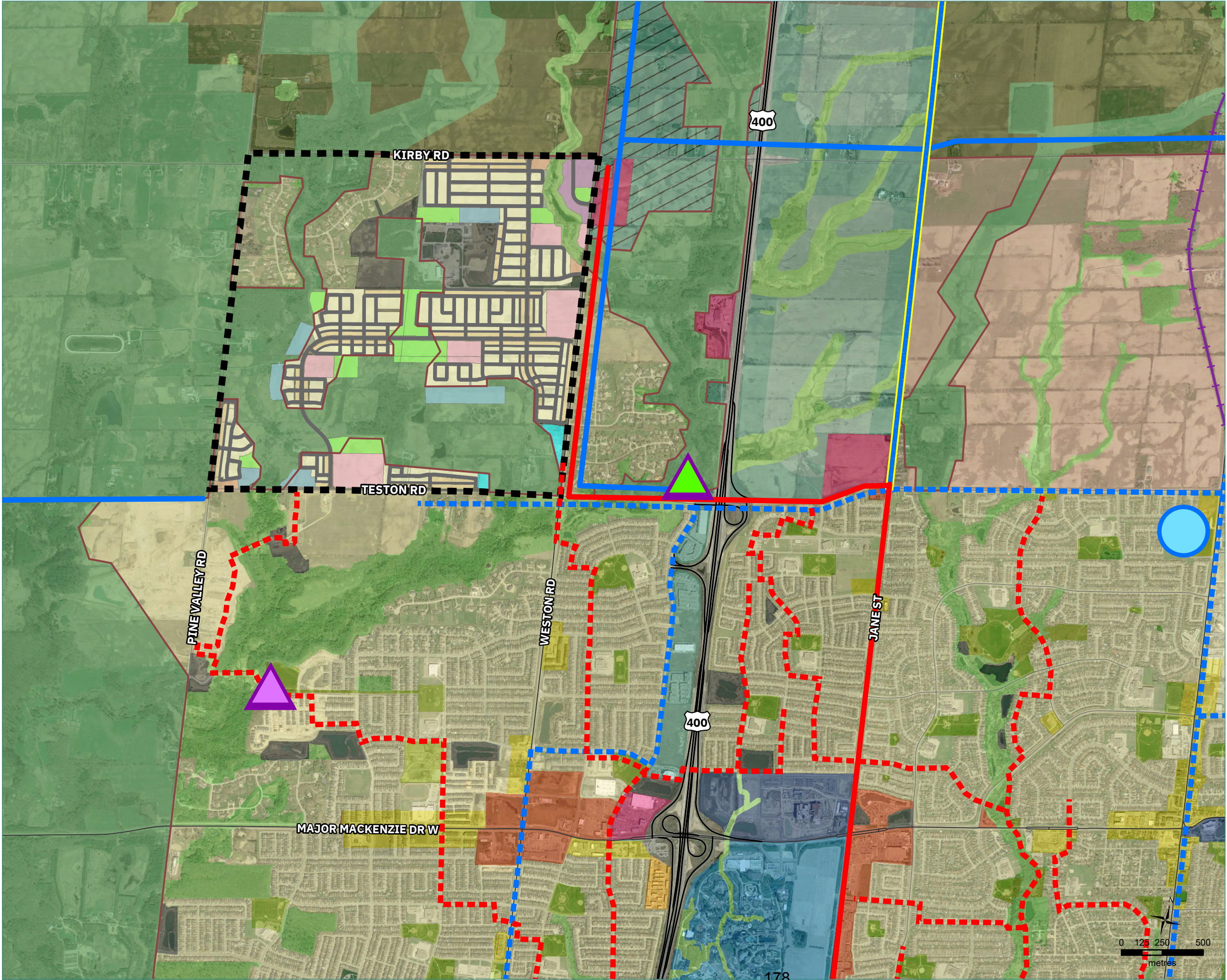


# CONTEXT MAP

## BLOCK 41 and SURROUNDING AREA, VAUGHAN

-  Block 41
-  Settlement Area Boundary
-  Existing GO Train Line
-  Greenbelt Plan
- Block 41 - Preliminary Block Plan**
  -  Low Medium Density (street access)
  -  Low Medium Density (lane access)
  -  Medium Density Block
  -  Mid-Rise Mixed-Use
  -  Institutional
  -  Commercial
  -  Park
  -  SWM
- Land Uses**
  -  Low-Rise Residential
  -  Low-Rise Mixed-Use
  -  Mid-Rise Residential
  -  Mid-Rise Mixed-Use
  -  Employment Commercial Mixed-Use
  -  General Employment Area
  -  Prestige Employment Area
  -  Prestige Employment Area - Office/Business Campus
  -  Major Institutional
  -  New Community Areas
  -  Theme Park amd Entertainment
  -  Natural Areas
  -  Parks
  -  Private Open Space
  -  Agricultural
  -  Rural
  -  Infrastructure and Utilities
- Infrastructure**
  -  Proposed New Sanitary Trunk / Capacity Improvement
  -  Existing Sanitary Trunk Sewer
  -  Proposed Sanitary Pump Station (Sanitary Servicing)
  -  Existing Sanitary Pump Station (Sanitary Servicing)
  -  Proposed Trunk Watermain
  -  Proposed Regional Trunk Watermain
  -  Existing Trunk Watermain
  -  Existing Water Storage

Sources: Vaughan Official Plan 2010 - Volume 1 and 2, 2019 Office Consolidation  
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MGP File: 11-2003  
Date: May 19, 2020





## MEMBER'S RESOLUTION

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|
| <b>Meeting/Date</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>Tuesday, June 16, 2020 – Committee of the Whole (2)</b> |
| <b>Title:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Emancipation Day in the City of Vaughan</b>             |
| <b>Submitted by:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Mayor Maurizio Bevilacqua</b>                           |
| <p><b>Whereas</b>, the British Parliament abolished slavery in the British Empire as of August 1, 1834;</p> <p><b>Whereas</b> abolitionists and others who struggled against slavery, including those who arrived in Ontario by the underground railroad, have celebrated August 1 as Emancipation Day in the past;</p> <p><b>Whereas</b>, the years 2015 to 2024 have been designated by the United Nations as the International Decade for People of African Descent and in 2018, Vaughan Council endorsed this proclamation;</p> <p><b>Whereas</b>, the International Decade for People of African Descent provides a unique opportunity to highlight the important contributions that people of African descent have made to Canadian society, and also provides a platform for engaging in the fight against anti-Black racism, discrimination and the inequalities that Canadians of African descent continue to face;</p> <p><b>Whereas</b>, it is important to recognize the heritage of Canada's Black communities and the contributions they have made and continue to make to the City of Vaughan and all of Canada;</p> <p><b>Whereas</b>, each February, the City of Vaughan celebrates Black History Month and honours the men and women who have made lasting contributions to city-building and nation-building;</p> <p><b>Whereas</b>, the Province of Ontario proclaimed Emancipation Day in 2008;</p> <p><b>Whereas</b>, it is appropriate to recognize August 1 formally as Emancipation Day and to observe it as a meaningful reminder of an abhorrent period in Canada's history in order to allow Vaughan residents and all Canadians to reflect upon the imperative to continue to commit to eliminate discrimination in all its forms;</p> <p><i>It is therefore recommended that:</i></p> <ol style="list-style-type: none"> <li><i>1. The Mayor proclaim August 1 Emancipation Day in Vaughan;</i></li> <li><i>2. That the proclamation be posted on the City's website and the Corporate and Strategic Communications department be directed to promote the proclamation on corporate communications channels.</i></li> </ol> |                                                            |

Respectfully submitted,

Mayor Maurizio Bevilacqua



## MEMBER'S RESOLUTION

|                      |                                                   |
|----------------------|---------------------------------------------------|
| <b>Meeting/Date</b>  | <b>COMMITTEE OF THE WHOLE (2) – June 16, 2020</b> |
| <b>Title:</b>        | <b>Renaming Benjamin Vaughan Day</b>              |
| <b>Submitted by:</b> | <b>Mayor Maurizio Bevilacqua</b>                  |

**Whereas**, Council continues working closely with residents, as well as community organizations, special interest groups and other levels of government to address the issue of anti-Black racism.

**Whereas**, the City of Vaughan places a great deal of importance on diversity, inclusion and the condemnation of racism in all its forms. We continue to forge connections and pursue opportunities that demonstrate our commitment to foster a community that is inclusive and truly appreciative of the diversity that enriches us.

**Whereas**, the City continues to champion a positive culture of diversity and inclusion through community gatherings such as our Black History Month celebration every February at Vaughan City Hall. This observance is recognized across the country as a result of a motion from the Hon. Jean Augustine, the first African Canadian woman elected to the House of Commons.

**Whereas**, our annual Culture Days festivities throughout September also honour and acknowledge the many cultures that thrive in Vaughan, including the rich traditions of the African and Caribbean communities in our city.

**Whereas**, in 2018, Vaughan Council endorsed the United Nations' proclamation to designate the years 2015 to 2024 as the International Decade for People of African Descent.

**Whereas**, with a continued focus on supporting an inclusive community, in March 2019, Vaughan became the first municipality in Canada to endorse the Leadership Accord on Gender Diversity. Developed by Electricity Human Resources Canada, the Accord is a public commitment by organizations to promote the values of diversity, equality and inclusion. The values set out in the Accord present an important opportunity to guide the City's efforts throughout the 2018 to 2022 Term of Council and beyond. Of note, the Accord sets out a series of guiding principles on policy and governance, education and workplace readiness, and recruitment and retention practices.

**Whereas**, to further the City's commitment to advancing a culture of co-operation, earlier this year, we endorsed and adopted the Vaughan Inclusion Charter in support of the Inclusion Charter for York Region, which is a community initiative to create a fair and equal environment for all. To ensure we achieve this, Council appointed a Diversity and Citizen Engagement Task Force.

**Whereas**, that same month, Council supported Mayor Maurizio Bevilacqua's Member's Resolution to proclaim January 21 as Lincoln Alexander Day in Vaughan as a meaningful way to recognize this formidable individual who was the first Black Canadian to be elected as Member of Parliament in the House of Commons, to be appointed as a Cabinet Minister and, later, as Lieutenant Governor of Ontario.

**Whereas**, our dedicated staff continuously work to develop an Inclusion and Diversity Framework. The City of Vaughan's Staff Inclusion Charter Committee was established and consists of a diverse group of City staff to develop this framework that will inform the Diversity and Citizen Engagement Task Force. The mandate of the Diversity and Citizen Engagement Task Force will be to provide guidance in policy

development that promotes awareness of diversity matters with an emphasis on improving equality and fostering greater inclusion of all citizen and stakeholder groups.

**Whereas**, while we have done much, we recognize there is still more work to be done.

*It is therefore recommended:*

1. *That Benjamin Vaughan Day, which marks the annual August Civic Holiday, be renamed in honour of John Graves Simcoe, the first Lieutenant-Governor of Upper Canada and a leading proponent of the Act Against Slavery.*
2. *That any other City-owned facilities named for Benjamin Vaughan be renamed and that City staff report back in accordance with corporate policies and any other operational matters.*

Respectfully submitted,

Hon. Maurizio Bevilacqua, P.C.  
Mayor