

**CITY OF VAUGHAN
COMMITTEE OF THE WHOLE (1)
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. For deputations, please register by contacting Access Vaughan at 905-832-2281 or clerks@vaughan.ca

Tuesday, September 15, 2020

1:00 p.m.

Council Chamber

2nd Floor, Vaughan City Hall

2141 Major Mackenzie Drive

Vaughan, Ontario

Pages

- 1. CONFIRMATION OF AGENDA**
- 2. DISCLOSURE OF INTEREST**
- 3. COMMUNICATIONS**
- 4. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION
INCLUDING MEMBERS RESOLUTION(S)**

Planning and Growth Management

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(STANDARD) 19CDM-20V001 5279, 5289, 5299, 5309 HIGHWAY 7
AND 18, 26, 32, 48, 52 AND 56 COLES AVENUE VICINITY OF
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respect to the above.

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

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

Committee of the Whole (1) Report

DATE: Tuesday, September 15, 2020

WARD(S): 2

TITLE: 1051727 ONTARIO LIMITED

**DRAFT PLAN OF CONDOMINIUM (STANDARD) 19CDM-20V001
5279, 5289, 5299, 5309 HIGHWAY 7 AND 18, 26, 32, 48, 52 AND
56 COLES AVENUE
VICINITY OF HIGHWAY 7 AND KIPLING AVENUE**

FROM:

Nick Spensieri, Deputy City Manager, Infrastructure Development

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Draft Plan of Condominium (Standard) File 19CDM-20V001 for the Subject Lands shown on Attachments 2 and 3. The Owner is proposing to create the condominium tenure for 169 stacked townhouse units, with one level of underground parking, currently in the final stages of construction on the Subject Lands, as shown on Attachments 4 to 9.

Report Highlights

- The Owner is proposing to create condominium tenure for 169 stacked townhouse units, currently in the final stages of construction
- The Draft Plan of Condominium (Standard) consists of the areas dedicated to the residential units, common landscaped and amenity areas, at grade visitor parking spaces, one level of underground parking and locker units
- The Draft Plan of Condominium conforms to Vaughan Official Plan 2010, complies with Zoning By-law 1-88 and is consistent with Council approved Site Development File DA.14.046

Recommendations

1. THAT Draft Plan of Condominium (Standard) File 19CDM-20V001 (1051727 Ontario Limited) as shown on Attachments 4 to 9, BE DRAFT APPROVED, subject to the Conditions of Draft Approval set out in Attachment 1.

Background

The Subject Lands (the ‘Subject Lands’) shown on Attachment 2 are municipally known as 5279, 5289, 5299 and 5309 Highway 7 and 18, 26, 32, 48, 52 and 56 Coles Avenue and are located on the south side of Highway 7, west of Kipling Avenue. The surrounding land uses are shown on Attachment 2.

History

The Owner submitted related Official Plan and Zoning By-law Amendment Files OP.12.003 and Z.12.008 to the City of Vaughan on March 2, 2012. Vaughan Council considered the applications at a Public Hearing held on September 4, 2012. The Owner appealed the Official Plan and Zoning By-law Amendment Applications to the then Ontario Municipal Board (‘OMB’), now the Local Planning Appeal Tribunal (‘LPAT’), citing the City of Vaughan failed to make a decision on the applications within the timeframes prescribed by the *Planning Act*.

The Owner, York Region, the City of Vaughan, and the West Woodbridge Homeowners Association Inc. (‘WWHA’) were the Parties represented at an OMB Hearing held in January 2014. The OMB on February 28, 2014 issued a Decision approving the site-specific Official Plan and Zoning By-law Amendment Applications. The OMB withheld its Order regarding the Zoning By-law Amendment for six months to enable the parties to finalize a site plan concept for the Subject Lands and to prepare a more fulsome and detailed site-specific Zoning By-law to implement the site plan.

The Owner submitted related Site Development File DA.14.046 in June of 2014 and appealed the Site Development Application to the OMB based on the timeframe for approval prescribed in the *Planning Act*. The OMB issued its Order for Official Plan Amendment and Zoning By-law Files OP.12.003 and Z.12.008 on February 28, 2014 and the related Site Development File on September 8, 2015. The site plan agreement related to Site Development File DA.14.046, was executed on September 8, 2017. The approvals facilitated the development of a maximum of 170 stacked townhouse units on the Subject Lands.

Previous Reports/Authority

The Committee of the Whole report for related Site Development File DA.14.046 can be found at the following link:

Analysis and Options

1051727 Ontario Limited (the 'Owner') has submitted Draft Plan of Condominium (Standard) File 19CDM-20V001 (the 'Application') to create the residential condominium tenure for 169 stacked townhouses (the 'Condominium Plan') in the final stages of construction on the Subject Lands, as shown on Attachments 4 to 9. The Draft Plan of Condominium (Standard) consists of the following:

- 169 residential units
- 179 resident parking spaces, 11 residential tandem parking spaces, 34 visitor parking spaces, 85 bicycle parking spaces and 111 residential lockers within one level of underground parking
- the common areas of the Condominium Plan (36 at grade bicycle parking spaces and 3 visitor parking spaces at grade, sidewalks, drive aisles, landscaped/amenity areas)

The Draft Plan of Condominium is Consistent with and Conforms to Provincial, Region of York and City Official Plan Policies

The Provincial Policy Statement, 2020 ('PPS') and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 (the 'Growth Plan') provide policy direction for land use planning and development for lands in Ontario. The Subject Lands are within the "Urban Area" with frontage on a "Regional Corridor" (Highway 7) as identified by the York Region Official Plan 2010 ('YROP') and are designated "Low-Rise Mixed-Use" by Vaughan Official Plan 2010 ('VOP 2010').

The stacked townhouse built form of the Condominium Plan provides additional housing options for the area. The development is also considered an example of transit-supportive density as the Subject Lands have frontage on Highway 7 and access to public infrastructure such as the York Region Transit ('YRT') with connections to higher order transit. The Condominium Plan is permitted by the YROP, VOP 2010 and complies with Zoning by-law 1-88. Therefore, the Condominium Plan is consistent with and conforms to Provincial, Regional and Official Plan policies.

The Draft Plan of Condominium would create the condominium tenure of an approved development, conforms to Vaughan Official Plan 2010 and complies with Zoning By-law 1-88

The Subject Lands are designated "Low-Rise Mixed Use" in VOP 2010, Volume 2, Section 12.10 – Kipling Avenue and Highway 7, subject to a maximum building height of

4-storeys and a maximum Floor Space Index ('FSI') of 1.82 times the area of the lot. The "Low-Rise Mixed Use" designation permits the stacked townhouse dwellings having an FSI of 1.7, therefore the Condominium Plan conforms to VOP 2010.

The Subject Lands are zoned "RM2 Multiple Residential Zone" subject to site-specific Exception 9(1441) in Zoning By-law 1-88 and permits the Condominium Plan, as shown on Attachments 4 to 9. The Committee of Adjustment on July 9, 2020 approved Minor Variance Application File A040/20 to recognize the as-built conditions for an interior side yard setback of 0.77 m from Block D whereas 0.9 m is required and a rear yard setback from Block E (to Coles Avenue) of 2.88 m whereas 3.0 m is required. The Decision of the Committee of Adjustment was final and binding on July 29, 2020. The Condominium Plan is permitted on the Subject Lands and complies with the requirements of Zoning By-law 1-88, as amended.

The Draft Plan of Condominium is Consistent with Council approved Site Development File DA.14.046, as amended

The Draft Plan of Condominium Application is consistent with the approved site plan as shown Attachment 3; however, during the review of the Application, discrepancies between the as-built conditions and the approved drawings for Site Development File DA.14.046 were identified, including:

- the zoning deficiencies as previously identified
- a reduction in units from 170 to 169 units
- a reduction in parking spaces from 229 to 227
- a reduction in Gross Floor Area ('GFA') from 16,212 m² to 16,108 m²
- a reduction in FSI from 1.71 to 1.70
- façade building elevations changes including materials used
- relocation of elevator and entrance doors
- relocation of the central mailbox
- an increased driveway widening at Coles Avenue from 6.5 m to 7.4 m
- pavement treatments next to the visitor parking spaces at Coles Avenue
- relocation of fencing along Highway 7 frontage

The proposed modifications to the site plan are minor in nature and have no effect on the proposed tenure for the Subject Lands. The Owner submitted Minor Variance Application A040/20 to recognize as-built conditions and to reflect the reduced building setbacks, as well as Site Development File DA.20.021 to amend the plans approved through Site Development File, DA.14.046. The Development Planning Department must approve the minor site plan amendment, prior to the execution of the Condominium Agreement. A condition to this effect is included in Attachment 1.

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. A condition to this effect is included in Attachment 1.

Special Conditions from the Site Plan Agreement are to be included in the Condominium Agreement

The Site Plan Agreement includes conditions to be incorporated into the Condominium Agreement, Condominium Declaration and Purchases of Sale and or Lease related to warning clauses advising purchasers and/or tenants providing information in relation to waste collection, development easements and potential site plan revisions on the Subject Lands, should the lands to the west, municipally known as 5317 Highway 7, develop. Conditions to this effect are included in Attachment 1.

The Development Engineering Department has no objection to the Draft Plan of Condominium, subject to their condition of Draft Approval

The Development Engineering Department has no objection to the Application, subject to the Owner providing documentation to the Development Engineering Department prior to the release of the condominium plans for registration, to confirm the specific conditions of the Site Plan Agreement have been satisfied. A condition to this effect is included in Attachment 1.

The Vaughan Financial Planning and Development Finance Department has no objection to the Draft Plan of Condominium, subject to their condition of Draft Approval

The Vaughan Financial Planning and Development Finance Department has no objection to the Application. The Owner must pay all outstanding taxes, development charges and levies, as may be required. A condition to this effect is included in Attachment 1.

The Environmental Services Department, Solid Waste Management Division has no objection to the Draft Plan of Condominium, subject to their condition of Draft Approval

The Condominium Plan includes a two stream side-opening waste and recycling disposal system in accordance with the approved site plan. The Site Plan Agreement includes warning clauses for leasers and/or purchasers to indicate that waste collection and recycling is to be privately administered by the Condominium Corporation. However, since the registration of the Site Plan Agreement, improvements to the City’s waste management collection policies may allow the development to be eligible for municipal pick-up, subject to the review of an application by the Environmental Services

Department. 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 has been included in Attachment 1.

Snow removal and clearing will be privately administered and the responsibility of the condominium corporation. A condition to this effect is included in Attachment 1.

Other Departments of the City of Vaughan have no objection to the Draft Plan of Condominium

The Building Standards, Parks Development, Office of Infrastructure and Development - Real Estate Services and By-law & Compliance, Licensing & Permit Services Departments of the City of Vaughan were circulated the Application and provided no comments or objection.

Canada Post has no objection to the Draft Plan of Condominium, subject to their Conditions of Approval

The Owner is required to provide a community mailbox and satisfy all requirements of Canada Post. Conditions to this effect are included in Attachment 1.

All utility providers have no objection to the Draft Plan of Condominium, subject to their Condition of Approval

Bell Canada, Rogers Communications, Alectra Utilities, and Enbridge Gas have no objections to the Application. The Owner is required to confirm that all required easements and rights-of-way for each utility have been granted to the appropriate authority. A condition to this effect is included in Attachment 1.

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 approval of this Application, subject to the conditions outlined in Attachment 1.

Conclusion

Draft Plan of Condominium (Standard) File 19CDM-20V001 would create the tenure for 169 stacked townhouse units that are in the final phases of construction. The Condominium Plan is consistent with and conforms to Provincial policies, conforms to

York Region and City of Vaughan Official Plan policies, complies with Zoning By-law 1-88 and is consistent with Site Development File DA.14.046, as amended. Accordingly, the Development Planning Department can support the approval of the Application, subject to the Conditions of Draft Approval as identified in Attachment 1.

For more information, please contact: Rebecca Roach, Planner at extension 8626.

Attachments

1. Conditions of Draft Approval
2. Context and Location Map
3. Approved Site Plan (File DA.14.046)
4. Draft Plan of Condominium (Standard) Level 1
5. Draft Plan of Condominium (Standard) Level 2
6. Draft Plan of Condominium (Standard) Level 3
7. Draft Plan of Condominium (Standard) Level 4
8. Draft Plan of Condominium (Standard) Level 5 (Roof Terrace)
9. Draft Plan of Condominium - Underground Parking Level A

Prepared by

Rebecca Roach, Planner, Development Planning, extension 8628
Clement Messere, Senior Planner, Development Planning, extension 8409
Carmela Marrelli, Senior Manager, Development Planning, extension 8791
Mauro Peverini, Director, Development Planning, extension 8407

Approved by

A handwritten signature in black ink, appearing to read 'Nick Spensieri', with a long horizontal line extending to the right.

Nick Spensieri, Deputy City Manager
Infrastructure Development

Reviewed by

A handwritten signature in black ink, appearing to read 'Jim Harnum', with a long horizontal line extending to the right.

Jim Harnum, City Manager

ATTACHMENT NO. 1

CONDITIONS OF DRAFT APPROVAL

DRAFT PLAN OF CONDOMINIUM (STANDARD)

FILE 19CDM-20V001 ('PLAN')

1051727 ONTARIO LIMITED ('OWNER')

**PART OF LOT 5, CONCESSION 8 AND LOTS 3 AND 4 ON REGISTERED
PLAN 4066 AND PART OF LOTS 3, 4, 5, 6, 7, 8, AND 9 REGISTERED PLAN
3762 CITY OF VAUGHAN ('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-20V001, ARE AS FOLLOWS:**

City of Vaughan

1. The Plan shall relate to a Draft Plan of Condominium (Standard), prepared by KRCMAR Surveyors Ltd., drawing File No. 08-209DC01, dated December 19, 2019.
2. 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.
3. The Condominium Agreement shall be registered on title against the lands to which it applies at the cost of the Owner.
4. Prior to the registration of the Draft Plan of Condominium, the Owner shall provide documentation to demonstrate how Site Plan Agreement Conditions Nos. 17, 18, 19, 20, 22, 29, 34, 35 and 37 associated with Site Development File DA.14.046, have been satisfied to the satisfaction of the Development Engineering Department.
5. Prior to the execution of the Condominium Agreement, the Owner shall:
 - a) submit a preregistered Plan of Condominium to the satisfaction of the Development Planning Department.
 - b) Obtain approval from the Development Planning Department for Site Development File DA.20.021 to amend Site Development File DA.14.046 and enter into an amending Site Plan Agreement, as required.

6. The following provisions shall be included in the Condominium Agreement:
- a) The Condominium Corporation shall be responsible to regularly clean and maintain all driveway catch basins;
 - b) 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 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.
 - c) snow removal and clearing shall be the responsibility of the Condominium Corporation
7. The Condominium Agreement, Condominium Declaration and all Agreements of Purchase and Sale and/or Lease shall include the following as identified by the Site Plan Agreement for Site Development File DA.14.046:
- a) Warning Clauses:
 - i. “If the development is determined ineligible for municipal waste pick-up by the Vaughan Environmental Services Department, Solid Waste Management Division, purchasers and/or tenants are advised that the development will not be served by municipal garbage pick-up/recycling and that such services will be privately administered by the Condominium Corporation.”
 - ii. “Purchasers and/or tenants are advised that the private road between Blocks A and C, containing the garbage pick-up facilities and ending in a dead end, may be extended upon the redevelopment of the lands to the west, known municipally as 5317 Highway 7, Vaughan, without further notice.”
 - iii. “Purchasers and/or tenants are advised that the private road and vehicular access to Highway 7 between Blocks A and B may be closed upon the development of the lands to the west and upon the

implementation of a vehicular and pedestrian connection to the lands to the west, known municipally as 5317 Highway 7, Vaughan.”

- iv. “Purchasers and/or tenants are advised that the garbage pick-up facilities between Blocks A and C may be relocated upon the redevelopment of the lands to the west, known municipally as 5317 Highway 7, Vaughan.”
- v. “Purchasers and/or tenants are advised a future Site Plan application may be required for these lands when the lands known municipally as 5317 Highway 7, are developed, and a further requirement for a Letter of Credit may be required.”
- b) “The Owner and/or Condominium Corporation shall agree to grant an access easement, if required, over the proposed private driveway in favour of the property to the west (municipally known as 5317 Highway 7, Vaughan) for the purpose of providing pedestrian and vehicular access from the property to the west over the Subject Lands and to the public road network, in the event that the property to the west redevelops, to the satisfaction of the Vaughan Development Planning Department in conjunction with the Vaughan Development Engineering and York Region; and the Condominium Corporation and the land owner to the west (5317 Highway 7, Vaughan) shall enter into an agreement on terms satisfactory to each of them acting reasonably with respect to the costs of construction and maintenance of the road interconnection, and shall include, if required, any work to remediate the boulevard of Highway 7 if the access to Highway 7 is to be closed.”
- c) “The Owner/Condominium Corporation shall acknowledge and agree that if and when the lands to the west (municipally known as 5317 Highway 7, Vaughan) develop, that the works related to the proposed road interconnection of the Subject Lands and the adjacent property to the west may require a site plan revision for the Subject Lands, which may include, but is not limited to:
 - i. Removal of the trees, landscape areas, and the temporary solid waste management facilities on the western portion of the proposed private road;

- ii. Design and construction of the private road connection between the two properties;
 - iii. Construction of a new solid waste facilities with associated landscape features, north of the site at the existing access on Highway 7;
 - iv. Closure of the existing access on Highway 7; and
 - v. The requirement to provide the City with a Letter of Credit as security to ensure the closure of the existing access onto Highway 7, if required.”
- d) “The Owner/Condominium Corporation agrees that the underground storage tank will be located on private property and maintained by the Owner/Condominium Corporation.”
8. Prior to final approval of the Draft Plan of Condominium, the Owner shall:
- a) Submit an "as-built" survey to the satisfaction of the Vaughan Building Standards Department
 - b) Confirm that they have paid all outstanding taxes, development charges and levies, as may be required to the satisfaction of the Vaughan Financial Planning and Development Finance Department

Canada Post

- 9. The Owner will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
- 10. The Owner will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancement (tree planting) and bus pads.
- 11. The Owner will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post’s concrete pad specification drawings.
- 12. The Owner will agree to prepare and maintain an area to Canada Post’s specifications to serve as a temporary Community Mailbox location. This

location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.

13. The Owner will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.

Region of York

14. Prior to final approval, the Owner shall:
 - a) Provide confirmation to the Region of York that all of the conditions of the Site Plan Agreement dated November 7, 2017 for the subject property under file number SP-V-023-12, have been satisfied;
 - b) Provide confirmation to the Region of York that the conditions required in Condition 19 of the Site Plan Agreement have been included in the Condominium Agreement, Condominium Declaration and all Agreements of Purchase and Sale or Leases;
 - c) Provide confirmation to the Region of York that the warning clauses required in Condition 22 of the Site Plan Agreement have been included in all offers of Purchase and Sale or Leases for all dwelling units;
 - d) Confirm that all of the works within the Highway 7 right-of-way have been completed to the satisfaction of the Region of York or that the Region of York holds sufficient securities to cover the cost of any outstanding works. Should there be insufficient security to cover the cost of the remaining works, the Owner shall arrange for the deposit of additional securities in the amount sufficient to cover the cost of all outstanding works;
 - e) Provide confirmation to the Region of York that all Transfers of Obligation have been completed where Regional Agreements require the responsibility to change from the Owner to the Condominium Corporation.
15. The Owner shall include in all Agreements of Purchase and Sale and/or Lease, Condominium Agreement, Condominium Declaration the following clause:

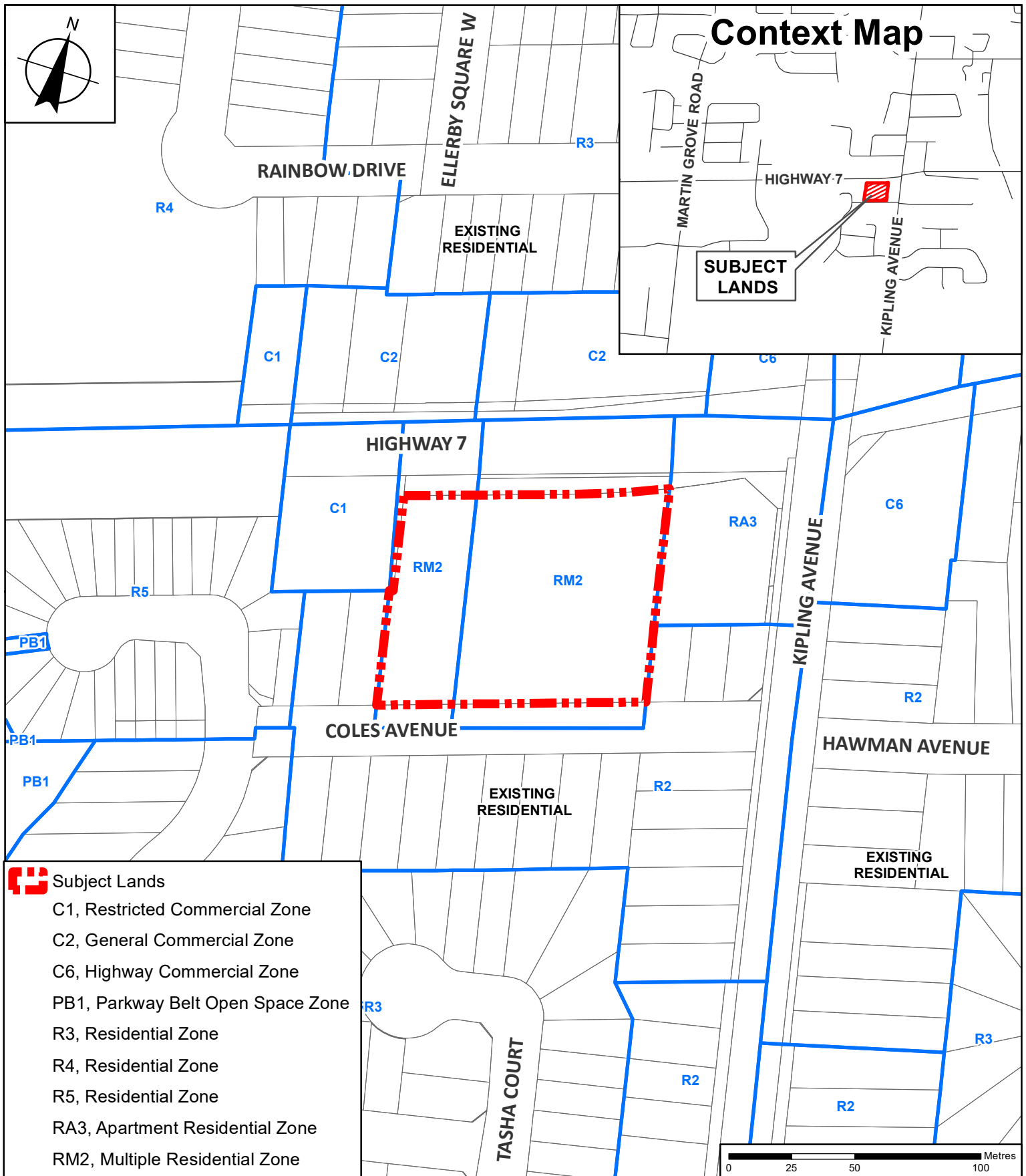
“Despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants.”

Utilities

16. Prior to final approval, the Owner acknowledges and agrees to satisfy the requirements of the various utility companies including Alectra Utilities Corporation, Enbridge Gas Inc., Bell Canada, Hydro One and Rogers Communications. The Owner further agrees to convey any easement(s) as deemed necessary by utility corporations at no cost to the utility corporation. The Owner agrees that should any conflict arise with existing utility facilities or easement(s) within the subject area, the Owner shall be responsible for the relocation of any such facilities or easement(s) at their own cost.

Clearances

17. The City of Vaughan Development Planning Department shall advise that Conditions 1 to 8 have been satisfied.
18. Canada Post shall advise the Development Planning Department in writing when Conditions 9 to 13 have been satisfied.
19. The Region of York shall advise the Development Planning Department in writing when Condition 14 and 15 have been satisfied.
20. The Utility Corporations shall advise the Development Planning Department in writing when Condition 16 has been satisfied.



Context and Location Map

LOCATION: Part of Lot 5, Concession 8

APPLICANT:
1051727 Ontario Limited



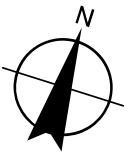
Attachment

FILE: 19CDM-20V001

RELATED FILES: OP.12.003,
Z.12.008, DA.14.046, DA.20.021, A040/20

DATE: September 15, 2020

2



HIGHWAY 7

BIKE
RACKS

WOOD
PRIVACY
FENCE

DUAL STREAM
WASTE & RECYCLING
RECEPTACLE

PEDESTRIAN
CROSSWALK

LOADING
PAD

RAMP TO UNDER-
GROUND PARKING

GARBAGE
CHUTE
AT GRADE

BIKE
RACKS

BIKE
RACKS

VISITOR
PARKING
(3 SPACES)

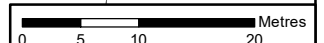
BIKE
RACKS

BIKE
RACKS

BIKE
RACKS

COLES AVENUE

 Subject

 Metres

Approved Site Plan (File DA.14.046)

LOCATION: Part of Lot 5, Concession 8

APPLICANT:
1051727 Ontario Limited

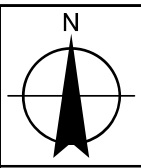


FILE: 19CDM-20V001

RELATED FILES: OP.12.003,
Z.12.008, DA.14.046, DA.20.021, A040/20

DATE: September 15, 2020

3



THE KING'S HIGHWAY No. 7



COLES AVENUE

Draft Plan of Condominium (Standard) Level 1

LOCATION:
Part of Lot 5, Concession 8

APPLICANT:
1051727 Ontario Limited



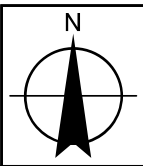
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FILE: 19CDM-20V001

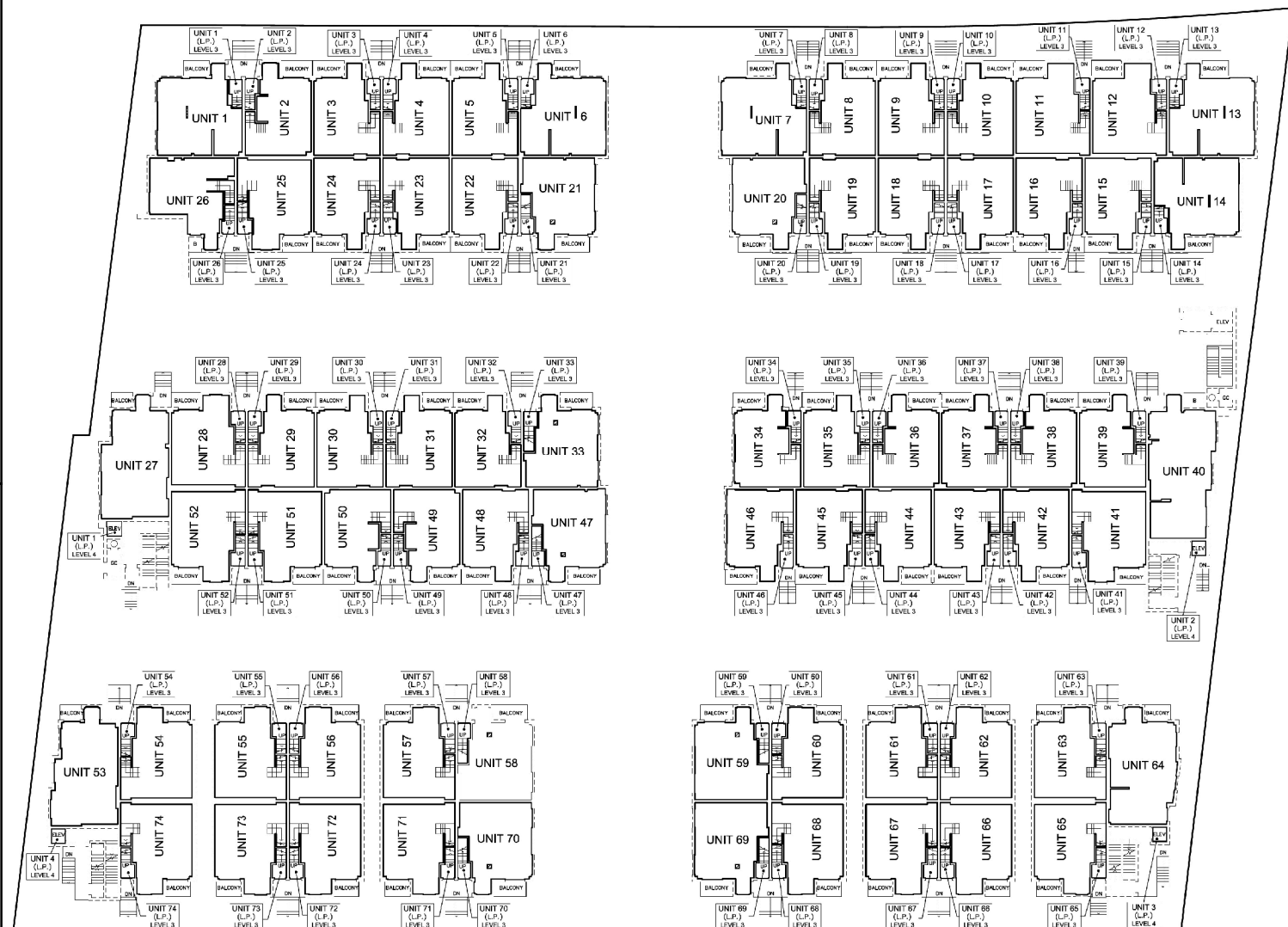
RELATED FILES: OP.12.003, Z.12.008,
DA.14.046, DA.20.021, A040/20

DATE: September 15, 2020

4



THE KING'S HIGHWAY No. 7



COLES AVENUE

Draft Plan of Condominium (Standard) Level 2

LOCATION:
Part of Lot 5, Concession 8

APPLICANT:
1051727 Ontario Limited



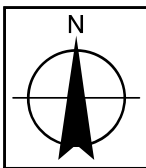
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FILE: 19CDM-20V001

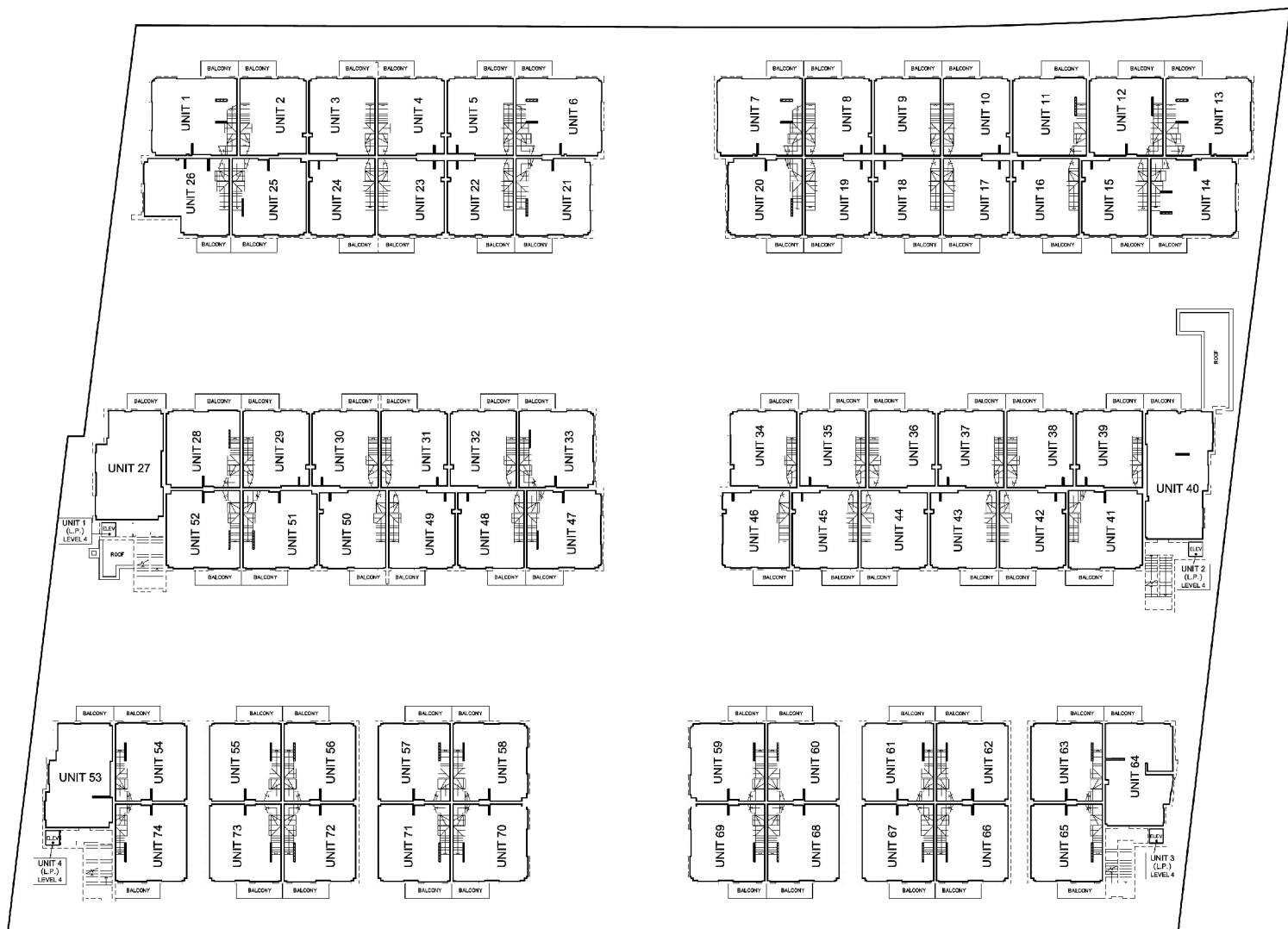
RELATED FILES: OP.12.003, Z.12.008,
DA.14.046, DA.20.021, A040/20

DATE: September 15, 2020

5



THE KING'S HIGHWAY No. 7



COLES AVENUE

Draft Plan of Condominium (Standard) Level 3

LOCATION:
Part of Lot 5, Concession 8

APPLICANT:
1051727 Ontario Limited



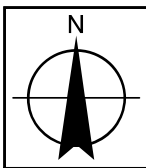
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FILE: 19CDM-20V001

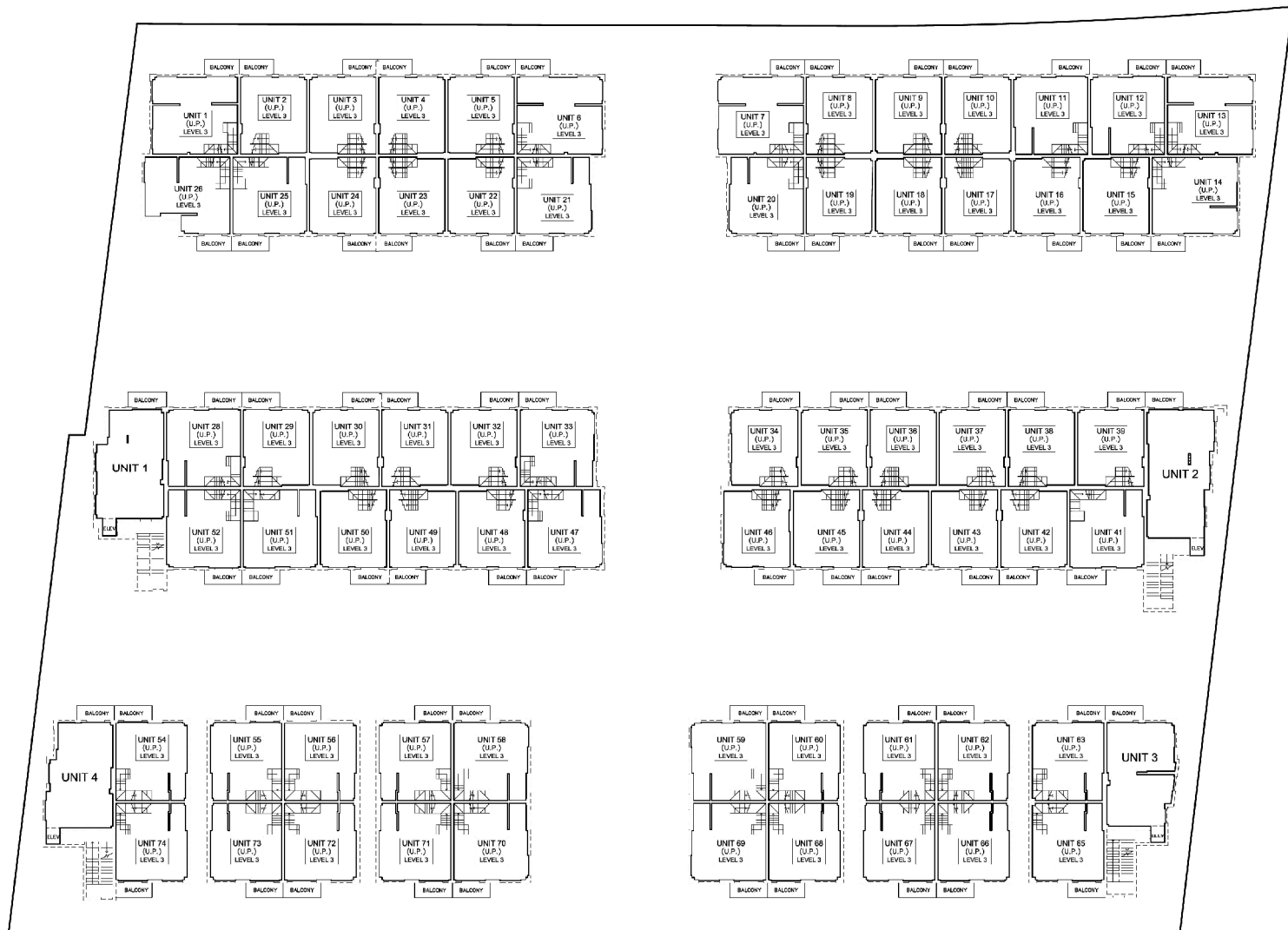
RELATED FILES: OP.12.003, Z.12.008,
DA.14.046, DA.20.021, A.040/20

DATE: September 15, 2020

6



THE KING'S HIGHWAY No. 7



COLES AVENUE

Draft Plan of Condominium (Standard) Level 4

LOCATION:
Part of Lot 5, Concession 8

APPLICANT:
1051727 Ontario Limited



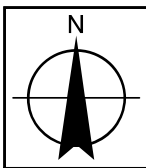
Attachment

FILE: 19CDM-20V001

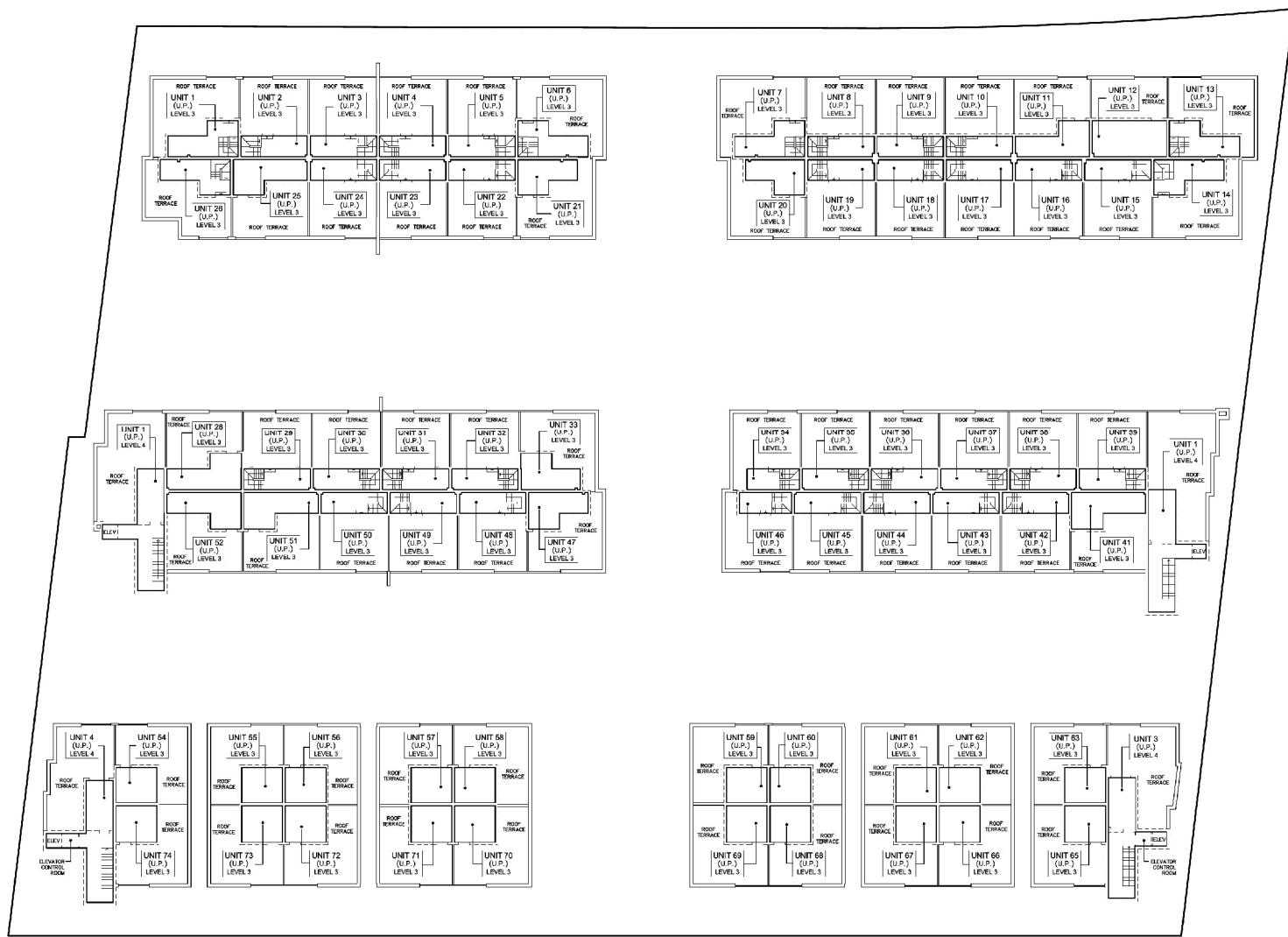
RELATED FILES: OP.12.003, Z.12.008,
DA.14.046, DA.20.021, A040/20

DATE: September 15, 2020

7



THE KING'S HIGHWAY No. 7



COLES AVENUE

Draft Plan of Condominium (Standard) Level 5 (Roof Terrace)

LOCATION:
Part of Lot 5, Concession 8

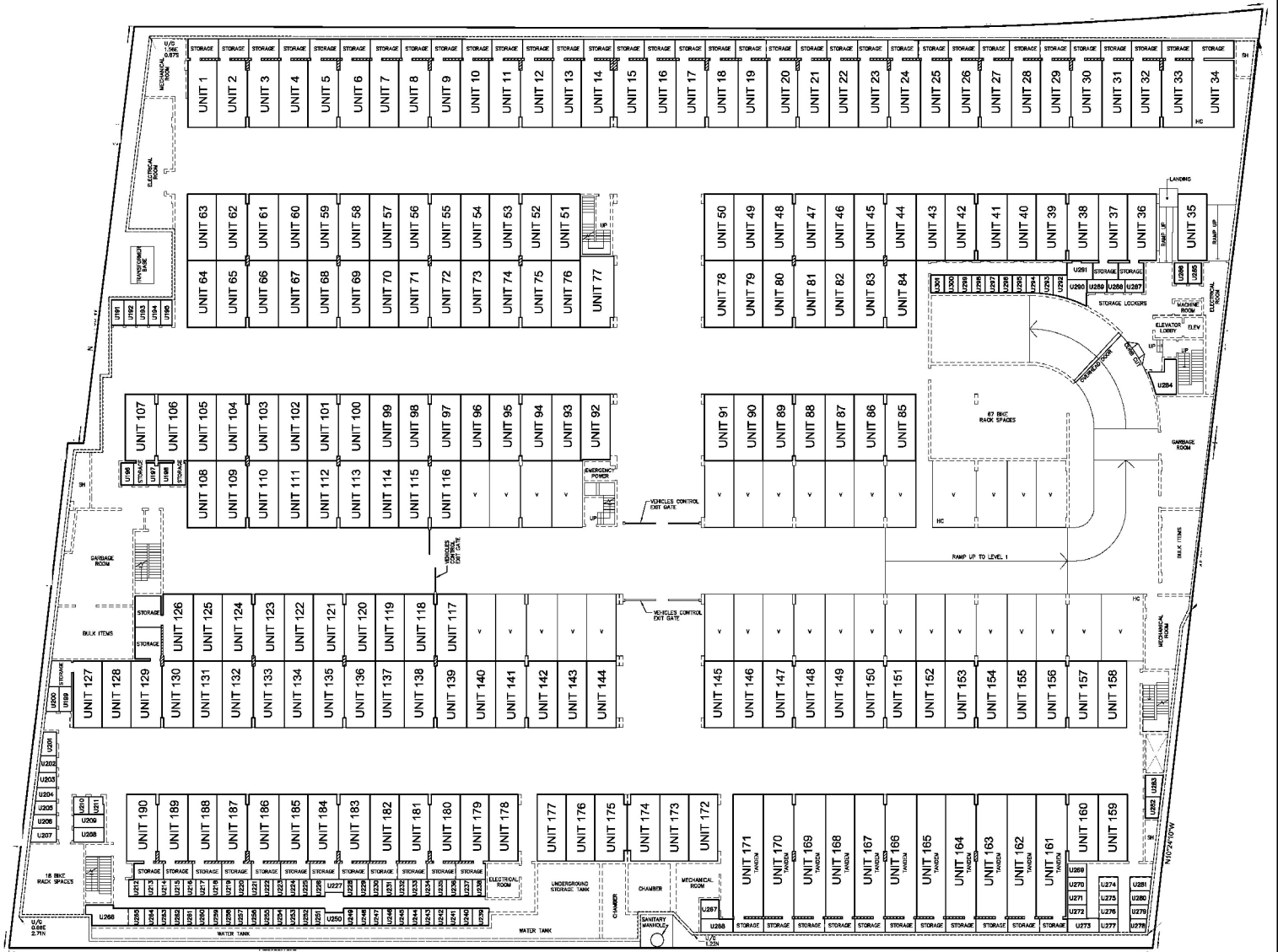
APPLICANT:
1051727 Ontario Limited



Attachment
FILE: 19CDM-20V001
RELATED FILES: OP.12.003, Z.12.008,
DA.14.046, DA.20.021, A040/20
DATE: September 15, 2020

8

HIGHWAY 7



COLES AVENUE

Draft Plan of Condominium - Underground Parking Level A

LOCATION: Part of Lot 5, Concession 8

APPLICANT:
1051727 Ontario Limited



Committee of the Whole (1) Report

DATE: Tuesday, September 15, 2020

WARD(S): 2

**TITLE: 1406979 ONTARIO LIMITED
ZONING BY-LAW AMENDMENT FILE Z.16.028
6701 HIGHWAY 7 AND 7551 HUNTINGTON ROAD
VICINITY OF HIGHWAY 427 AND HIGHWAY 7**

FROM:

Nick Spensieri, Deputy City Manager, Infrastructure Development

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Zoning By-law Amendment File Z.16.028 for the subject lands shown on Attachment 1. The Owner proposes to rezone the subject lands from “An Agricultural Zone” to “EM1 Prestige Employment Area Zone” to permit future employment uses, in the manner shown on Attachment 2.

Report Highlights

- The Owner proposes to rezone the subject lands from “An Agricultural Zone” to “EM1 Prestige Employment Area Zone”
- The Development Planning Department supports the approval of the application as the proposal is consistent with the Provincial Policy Statement 2020, conforms to the York Region Official Plan and Vaughan Official Plan 2010 and is compatible with the existing and planned uses in the surrounding area

Recommendations

1. THAT Zoning By-law Amendment File Z.16.028 (1406979 ONTARIO LIMITED) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands from “An Agricultural Zone” to “EM1(H) Prestige Employment Area Zone” with the Holding Symbol “(H)” as shown on Attachment 2.
2. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands or any portion thereof, until the following conditions are satisfied
 - a. The Owner shall enter into a Servicing/Development Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the municipal services including, but not limited to, roads, water, wastewater, storm and any land conveyances, as required for the Subject Lands, to the satisfaction of the Development Engineering Department.
 - b. The Owner shall submit a letter from the Block Trustee for the Block 57/58 Developers’ Group indicating that the Owner is a participant of the Cost Sharing Agreement and has fulfilled all cost sharing and other obligations of the Block 57/58 Landowners Cost Sharing Agreement. The Agreement shall have regard to but, not limited to, all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services, landscaping and fencing to the satisfaction of the Development Engineering Department;
 - c. Confirmation from the Ministry of Transportation (‘MTO’) it has no objection to the location of the municipal roads; and
 - d. The Owner shall submit the necessary reports to support the re-alignment of Gibraltar Road including updated traffic management plan, updated Traffic Study/Access Study, and a functional design for the proposed Gibraltar intersections, and reports required for the Servicing/Development Agreement, to the satisfaction of the Development Engineering Department.
3. THAT Council authorize the Development Engineering Department to enter into the necessary Agreements with the Owner for necessary services.
4. THAT the Development Agreement shall be registered to the lands which it applies to and to the satisfaction of the Development Engineering Department.
5. THAT Site Development File DA.18.089 be revised for consideration at a future Committee of the Whole meeting.

6. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Committee of Adjustment, if required, before the second anniversary of the day the implementing Zoning By-law for the Subject Lands came into effect, to permit minor adjustments to the implementing Zoning By-law.

Background

The subject lands (the 'Subject Lands') shown on Attachment 1, include the lands municipally known as 6701 Highway 7 and 7551 Huntington Road and are located south of Highway 7, between Huntington Road and Highway 427. The Subject Lands are primarily vacant with some agricultural uses. The surrounding land uses are shown on Attachment 1.

The Committee of the Whole at a Public Meeting held on October 5, 2016 originally considered the subject Zoning By-law Amendment File Z.16.028. The boundary of the Subject Lands changed due to the expropriation of a portion of the Owner's land by the Ministry of Transportation and the subsequent addition of a 5.35 ha portion of land as shown on Attachment 2. A second Public Meeting was held on July 7, 2020 to reflect these changes to the application and to conform to Vaughan Official Plan 2010 ('VOP 2010') policy 10.1.4.1, where a new public meeting is required for a planning application when it has not been considered by Council within two years after the date it was considered at a previous statutory Public Meeting.

The Subject Lands form part of a larger land assembly and not subject to this Application. These lands are located between Highway 7 and the north limit of the Subject Lands as shown on Attachment 2. The Owner has requested York Region to consider these lands for an employment land conversion to permit mixed-use, high density residential uses.

Vaughan Council on May 27, 2020 considered a Technical Report regarding a number of employment land conversion requests throughout the City of Vaughan. Vaughan Council recommended the lands located between Highway 7 and the north limit of the Subject Lands for an employment land use conversion. Vaughan Council's recommendation has been forwarded to York Region for consideration as York Region is the approval authority for employment land conversion requests being reviewed as part of the 2041 Municipal Comprehensive Review.

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

The City on June 16, 2020 mailed a Notice of Public Hearing (the 'Notice') to all property owners within 150m of the Subject Lands and to the West Woodbridge Homeowners Association. A copy of the Notice was also posted on the City's website at www.vaughan.ca and two notice signs were installed on the Subject Lands in accordance with the City's Notice Sign Procedures and Protocols.

Vaughan Council on July 15, 2020 ratified the recommendations of the Committee of the Whole to receive the Public Hearing report of July 7, 2020, and to forward a comprehensive technical report to a future Committee of the Whole meeting. There were no deputations or written submissions received by the Development Planning Department and at the Public Hearing.

Previous Reports/Authority

The previous Public Meeting reports related to this Application are available at the following links:

[Item 4, Report No. 36 Committee of the Whole \(Public Hearing\) Meeting October 5, 2016 – Zoning By-law Amendment File Z.16.028](#)

[Item 2, Report No. 32 Committee of the Whole \(Public Hearing\) Meeting July 7, 2020 – Zoning By-law Amendment File Z.16.028](#)

Analysis and Options

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

The Owner has submitted Zoning By-law Amendment File Z.16.028 (the 'Application') to amend Zoning By-law 1-88, to rezone the Subject Lands from "An Agricultural Zone" to "EM1 Prestige Employment Area Zone" in the manner on Attachment 2.

The Application is consistent with the Provincial Policy Statement 2020

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario "shall be consistent" with the Provincial Policy Statement 2020 ('PPS'). The PPS provides policy direction on matters of provincial interest related to land use planning and development. The PPS recognizes that local context and character is important. The *Planning Act* requires that Vaughan Council's planning decisions be consistent with the PPS.

The Application is consistent with the PPS, specifically Sections 1.1.1, 1.3.1 and 1.7.1 regarding development in settlement areas, promoting economic development and providing opportunities for a diversified economic base including maintaining a range of economic activities and ancillary uses and take into account the needs of existing and future businesses. The Application respects these policies of the PPS as the it will maintain the vitality of the employment lands as it is compatible with the surrounding land uses in the area.

The Subject Lands are located within a Settlement Area as defined by the PPS. The Application is consistent with the policies of the PPS as it would use the Subject Lands more efficiently by developing vacant lands with employment uses.

The Application conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019

The Provincial Growth Plan, A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 ('Growth Plan') is intended to guide decisions on a wide range of issues, including economic development, land use planning, urban form, and housing. Council's planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan.

The Application is consistent with the policy framework of the Growth Plan, specifically Sections 2.2.1.2, 2.2.5.1 and 2.2.5.5 regarding development in settlement areas, promoting economic development and competitiveness, and the preservation of lands adjacent to major goods movement facilities and corridors for employment uses.

The Subject Lands are located within a settlement area on an existing and underutilized site, in proximity to Highways 7 and 427 and with convenient access to Pearson International Airport and downtown Toronto. The proposed rezoning of the Subject Lands located within an employment area helps meet economic goals and attract investment opportunities in an area. The Application conforms to the Growth Plan.

The Application conforms to the York Region Official Plan 2010

The York Region Official Plan 2010 ("YROP") guides economic, environmental and community building decisions across York Region, and describes how York Region will accommodate future growth and development while meeting the needs of existing residents and businesses.

The Subject Lands are designated "Urban Area" by the YROP. The "Urban Area" designation permits a range of residential, commercial, industrial and institutional uses. YROP 2010 encourages maintaining the economic vitality of employment lands,

contingent upon their long-term protection, effective planning and design, and a shift toward increasingly sustainable and innovative industrial processes.

The proposed rezoning of the Subject Lands will implement the employment land use and facilitate the efficient use of the Subject Lands to diversify and strengthen the economic base to provide employment opportunities. The proposed Application conforms to the YROP.

The proposed rezoning of the Subject Lands conforms to the policies of Vaughan Official Plan 2010

The Subject Lands are designated “Prestige Employment”, “General Employment” and a “Service Node” is identified at the intersection of Huntington Road and Highway 50 in VOP 2010, Volume 2, Section 12.12 – Huntington Business Park as shown on Attachment 3. A “Natural Area” designation also extends into a small portion of the Subject Lands and is more specifically identified as a Core Feature in VOP 2010, Volume 1, Schedule 2 - Natural Heritage Network.

The “Natural Areas” designation, specifically in Core Features, prohibits development and/or site alteration. Development or site alteration on lands adjacent to Core Features is not permitted unless it is demonstrated through an environmental impact study the development or site alteration will not result in a negative impact on the feature or its functions.

Section 10.2.1.6 of VOP 2010 includes policies regarding the delineation between “Prestige Employment” and “General Employment” designations, including identifying boundaries between land use designations are approximate. VOP 2010 also states where the intent of this Plan is maintained, minor adjustments to the boundaries will not require amendment to VOP 2010. The Subject Lands are located in proximity to have Highways 7, 50 and 427, about a future transit station, planned Service Nodes, a cemetery and potentially located adjacent to residential uses should the Owner’s land use conversion be approved by York Region. In consideration of the high visibility of the Subject Lands, the surrounding land uses, the Prestige Employment Area Zone is considered appropriate to implement the policies of VOP 2010 and the Block 57/58 Plan, particularly since this zone does not permit outside storage uses.

The proposed rezoning of the Subject Lands from “An Agricultural Zone” to “EM1 Prestige Employment Area Zone” would maintain the intent of VOP 2010 and implement the “Prestige Employment” designation. The proposed rezoning conforms to VOP 2010.

The Subject Lands must be rezoned to accommodate future development

The Subject Lands are zoned “An Agricultural Zone” as shown on Attachment 1. The Owner is proposing to amend Zoning By-law 1-88 to rezone the Subject Lands from “An Agricultural Zone” to “EM1 Prestige Employment Area Zone” to permit future employment uses as contemplated by VOP 2010.

The Owner is only proposing to amend Zoning By-law 1-88 to rezone the Subject Lands and no development is being proposed as part of the Application. The Owner has not requested exceptions to the development standards of Zoning By-law 1-88 (i.e. setbacks, height, coverage, etc.) at this time.

The Development Planning Department has no objection to the Application

The Development Planning Department supports the Application as the proposed rezoning will facilitate a range of employment uses, maintain the intent of VOP 2010 and will result in land uses compatible with the surrounding area. However, the Development Planning Department recommends a Holding Symbol “(H)” be placed on the lands to secure engineering related requirements discussed in the later in this report.

Related Site Development Application

The Owner has submitted Site Development File DA.18.089 to permit 4 single and multi-unit warehouse buildings on the Subject Lands. The Owner has advised the Site Development File will be revised. The review of the Site Development Application will consider, but not be limited to, the following matters:

- appropriate built form, site design, building elevations and landscaping
- appropriate building and outside storage setbacks to the surround land uses
- proper vehicle turning movements
- implementation of appropriate waste collection design standards
- appropriate site servicing and grading, stormwater management
- provisions of sufficient snow storage areas
- the protection of Core Features as identified in VOP 2010, Volume 1, Schedule 2 - Natural Heritage Network
- requiring any building or structure to front on a public street
- requirement for the Owner to enter into a development agreement and to provide necessary Letters of Credit
- appropriate relocation and alignment of the future extension of Gibraltar Road

Conformity to Huntington Business Park Block 57/58 Plan

The Huntington Business Park Block 57/58 Plan, shown on Attachment 3, identifies the Subject Lands as “Prestige Area” and “Employment Area General”.

The “Prestige Areas” of the block plan are intended to abut highways and arterial roads and will provide locational opportunities for activities which require high visual exposure, good accessibility and an attractive working environment. The “Employment Area General” designations are intended to be located in the interior of employment areas. The Block Plan also identifies a “Centre” at the intersection of Highway 7 and Highway 427 and abuts the Subject Lands. The Block Plan describes the “Centre” as a location permitting major concentrations of business, industrial and community service activities which are highly visible and accessible to major transportation routes. The Block Plan references OPA 450 to define the area within and immediate surrounding the “Centre” as “Prestige Area”.

The proposed rezoning of the Subject Lands from “An Agricultural Zone” to “EM1(H) Prestige Employment Area Zone” with the addition of the Holding Symbol “(H)” would implement the “Prestige Employment” designation of the Huntington Business Park Block 57/58 Plan. Furthermore, should the future employment lands conversion request be approved, the “Prestige Area” designation would be more appropriate abutting residential uses and a transit station rather than the “General Employment Area” designation wherein outside storage is permitted.

The Block Plan identifies a future east/west road (extension of Gibraltar Road) located along the north and east boundaries of the Subject Lands. The Site Development Application contemplates the partial relocation of the east-west road. The Owner shall submit the necessary final reports to support the re-alignment of Gibraltar Road including updated traffic management plan, updated Traffic Study/Access Study, and a functional design for the proposed Gibraltar intersections, and reports required for the Servicing/Development Agreement, to the satisfaction of the Development Engineering Department. The alignment of the future extension of Gibraltar Road will be reviewed through the future Site Development Application.

The Owner will be required to fulfill all cost sharing and other obligations of the Block 57/58 Developers’ Group Agreement to the satisfaction of the Trustee for Block 57/58 and the City of Vaughan.

The Development Engineering Department has no objection to the Application, subject to the Recommendations of this report

The Development Engineering ('DE') Department has reviewed the Application and has no objection to the Application, subject to a Holding Symbol "(H)" being placed on the Subject Lands as identified in the Recommendations of this report, in order to secure the implementation matters including sanitary sewage, stormwater management, construction of the future road network, site servicing and grading. The Owner acknowledges that any current or future development Application will be subject to Development Engineering's complex site plan fee, pursuant to the fees and charges by-law.

Block 57/58 Developers' Group Agreement and Cost Sharing

The Subject Lands are located within an approved Block Plan (Block 57/58) and is subject to a Developers' Group Cost Sharing Agreement with other participating landowners. The Owner will be required to conform to the requirements of the Block 57/58 Plan including the provision of municipal services, including but not limited to, roads, sewers, and stormwater management facilities. The Owner will be required to enter into the Developers' Group Agreement with the other participating landowners within the Block 57/58, to the satisfaction of the City. The Block 57/58 Trustee must also confirm any cost sharing requirements to the satisfaction of the City.

Servicing/Development Agreement with the City

The Owner is required to enter into a Servicing/Development Agreement with the City to satisfy all conditions, financial or otherwise of the City with regard to such matters the City may consider necessary including payment of the development levies, the provision of the roads and municipal services, landscaping and fencing. The said Agreement shall be registered against the lands to which it applies and to the satisfaction of the DE Department.

Additional Engineering Drawings, Studies and Reports

The Owner is required to submit revised plans for the related Site Development Application. As part of this resubmission, the Owner will be required to submit an updated Stormwater Management Report, Internal Sanitary Servicing Plans, Hydrogeological report, Phase 1 ESA, Acoustical Report, site grading plans, truck maneuvering plan, certified engineering drawings, updated traffic management plan and updated Traffic Study/Access Study. The Stormwater Management Report must conform to the recommendations and conclusions of the approved Block 57/58 Master Environmental Servicing Plan ('MESP').

Toronto and Region Conservation Authority ('TRCA') has no objection to the Application

A small portion of the Subject Lands are designated "Natural Areas", and specifically identified as a Core Feature in VOP 2010, Schedule 2 – Natural Heritage Network. TRCA staff conducted a visual site inspection on May 12, 2017. A small swale was noted along the eastern side of the Subject Lands and no significant features or vegetation were found. TRCA staff have no objection to the approval of the Zoning By-law Amendment.

TC Energy ('TC') has no objection to the Application

TC Energy has one high pressure natural gas pipeline along the east boundary of the Subject Lands. TC's pipelines and related facilities are subject to the jurisdiction of the Canada Energy Regulator ('CER'). As such, certain activities must comply with the *Canadian Energy Regulator Act* and the National Energy Board Damage Prevention Regulations. TC has no objections to the Application in-principle and has requested the implementing Zoning By-law include the appropriate provisions to ensure no permanent building or structure may be located within 7m of the TransCanada Pipeline right-of-way. Accessory structures shall have a minimum setback of at least 3m from the limited of the right-of-way. TC's development standards will be included as part of the implementing Zoning By-law, should the Application be approved.

Ministry of Transportation ('MTO') has no objection to the Application

MTO has no objection to the Application. The Site Development Application contemplates the partial relocation of the east-west road (extension of Gibraltar Road) in the approved Huntington Business Park Block 57/58 Plan. This request will be reviewed through the future Site Development Application.

The Subject Lands are located within the MTO Permit Control Area and therefore, an MTO Building and Land Use Permit is required prior to the commencement of any on site construction/works. The Owner must satisfy all requirements of the MTO prior to final approval of a Site Development Application(s). The Owner shall apply for the MTO Building and Land Use Permit only when MTO has completed its review of the Site Development Application.

The Office of the Infrastructure Development Department, Real Estate Services, and the Parks Planning Department has no objections to the Application

The Office of the Infrastructure Development Department, Real Estate Services, and the Parks Planning Department have no objections to the approval of the Application. Payment-in-lieu of parkland dedication shall be required and shall be applied at the time

of Site Development Application in accordance with Section 42 of the *Planning Act* and the City of Vaughan's Cash-in-Lieu Policy.

Development Charges are applicable to the Site Development Application

The Owner is required to pay all applicable development charges, in accordance with the Development Charges By-laws of the City of Vaughan, York Region, York District School Board and York Catholic District School Board at the time of Site Development Application.

The Bereavement Authority of Ontario ('BAO') has no objection to the Development

The BAO has no objection to the Application, however recommends a buffer of at least 4.5m (15 feet) from the nearest cemetery lot for any ground penetrating work. The BAO's comment will be addressed through the review of the Site Development application.

The Region of Peel has no objection to the Application

The Region of Peel has no objection to the Application. However, comments will be provided at the Site Development Application stage.

The various utilities have no objection to the Application

Enbridge Gas and Alectra Utilities have no objection to the Application, subject to the Owner coordinating servicing, connections, easements and locates with the above noted utilities prior to the commencement of any site works. A condition to this effect will be included as part of the Site Development Application, should the Application be approved.

Financial Impact

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

Broader Regional Impacts/Considerations

York Region Community Planning and Development Services have no objection to the Application. Comments will be provided at the Site Development Application stage.

Conclusion

The Development Planning Department has reviewed Zoning By-law Amendment File Z.16.028 in consideration of the applicable Provincial policies, the policies of YROP 2010 and VOP 2010 and the Huntington Business Park Block 57/58 Plan, the requirements of the Zoning By-law 1-88, City Departments and external public agencies, and the surrounding existing and planned land use context.

The Development Planning Department is of the opinion that the Application is consistent with the PPS, conforms to the Growth Plan, the YROP, VOP 2010, the Block 57/58 Plan and is compatible with the surrounding area context. On this basis, the Development Planning Department can support the approval of the Application, subject to the Recommendations in this report.

For more information, please contact Jennifer Kim, Planner, Development Planning Department, at extension 8592.

Attachments

1. Context and Location Map
2. Proposed Zoning
3. Approved Huntington Business Park Block 57/58 Plan

Prepared by

Jennifer Kim, Planner - ext. 8592

Clement Messere, Senior Planner - ext. 8409

Carmela Marrelli, Senior Manager of Development Planning - ext. 8791

Mauro Peverini, Director of Development Planning - ext. 8407

Approved by

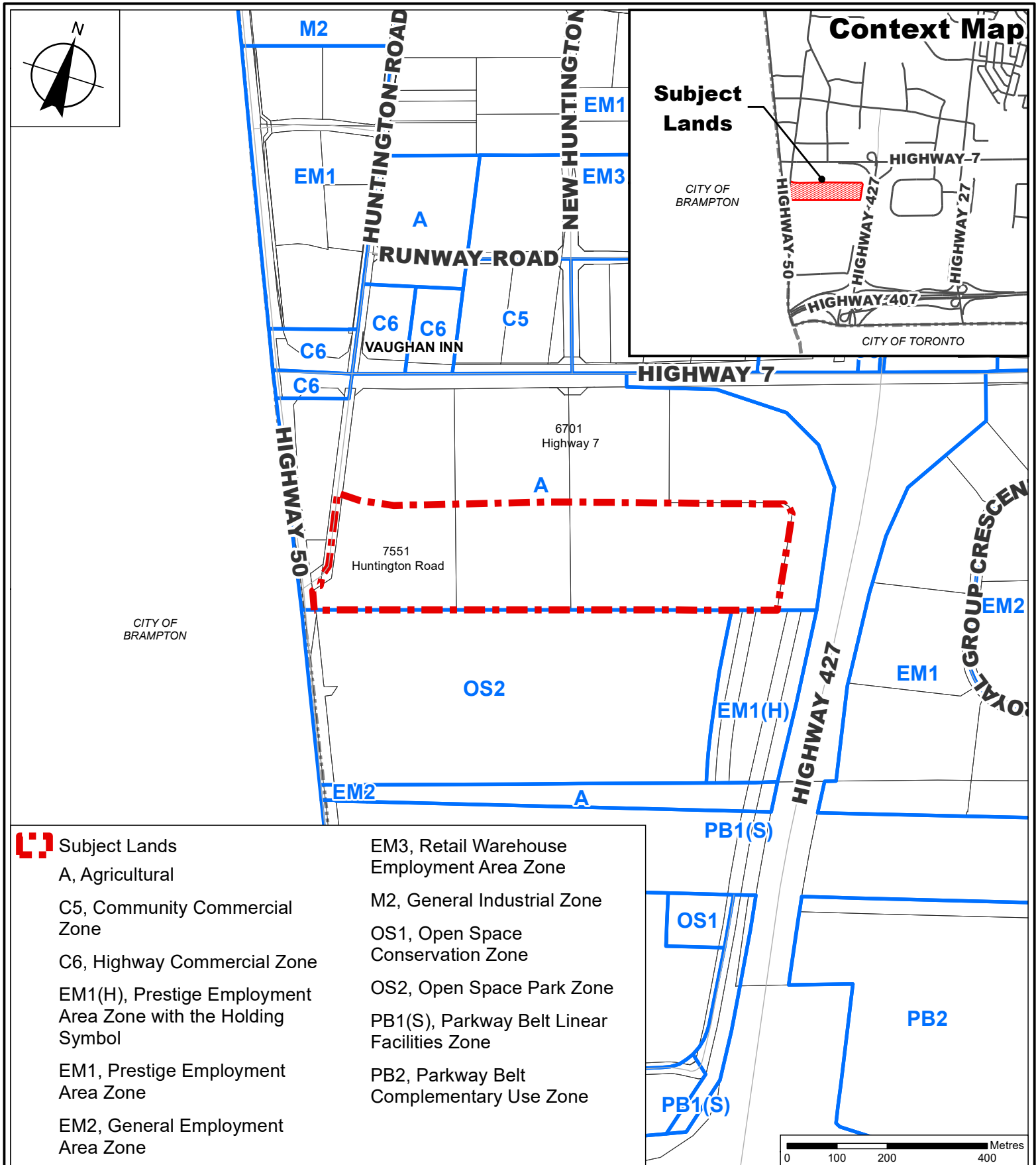
A handwritten signature in black ink, appearing to read 'Nick Spensieri'.

Nick Spensieri, Deputy City Manager
Infrastructure Development

Reviewed by

A handwritten signature in black ink, appearing to read 'Jim Harnum'.

Jim Harnum, City Manager



Context and Location Map

LOCATION:
Part of Lots 4 & 5, Concession 9

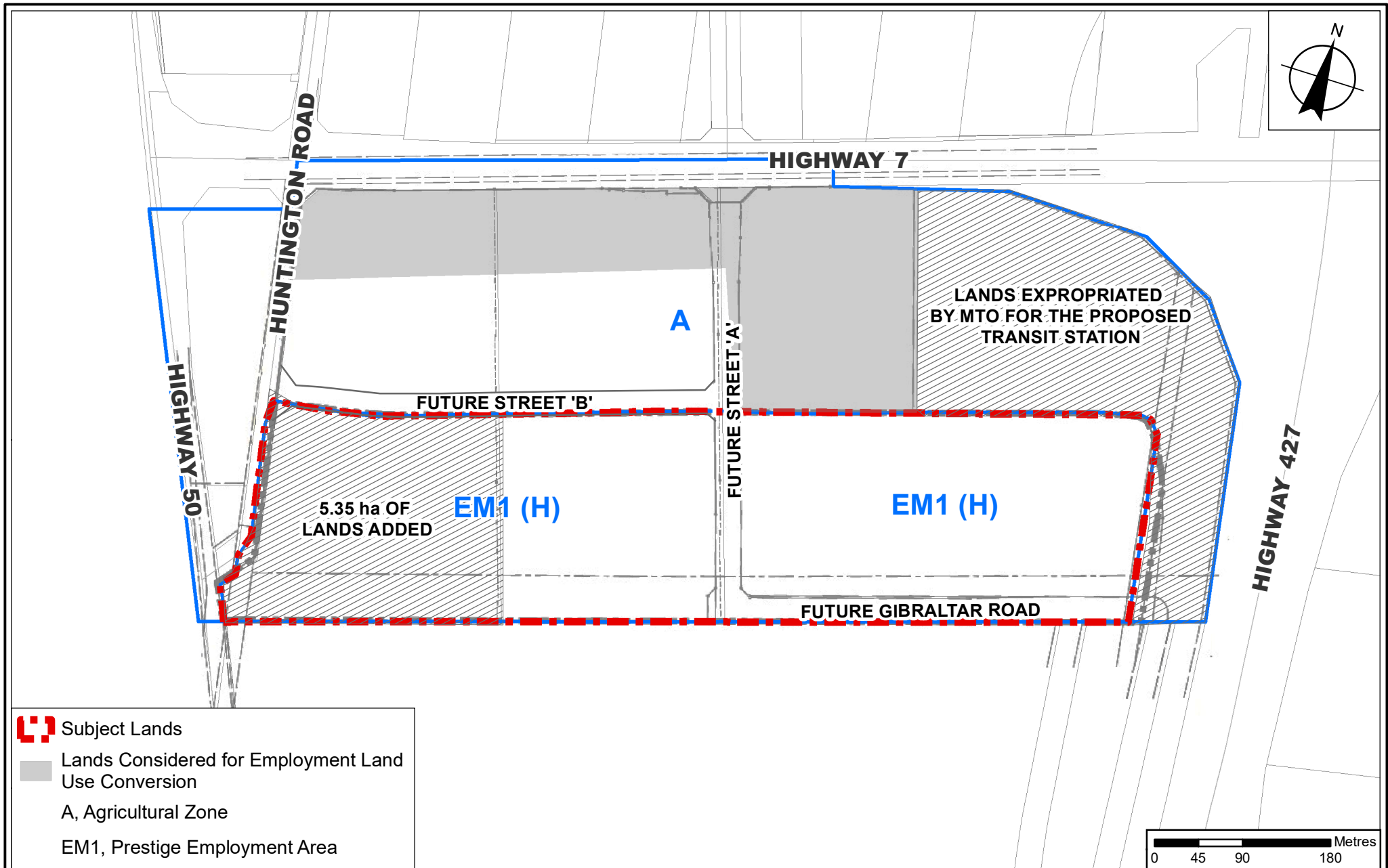
APPLICANT:
1406979 Ontario Limited



Attachment

FILE:
Z.16.028
RELATED FILE:
DA.18.089
DATE:
September 15, 2020

1



Proposed Zoning

LOCATION:
Part of Lots 4 & 5, Concession 9

APPLICANT:
1406979 Ontario Limited



Attachment

FILE:
Z.16.028
RELATED FILE:
DA.18.089
DATE:
September 15, 2020

2



Approved Huntington Business Park Block 57/58 Plan

LOCATION:
Part of Lots 4 & 5, Concession 9

APPLICANT:
1406979 Ontario Limited



Attachment

FILE:
Z.16.028
RELATED FILE:
DA.18.089
DATE:
September 15, 2020

3

Committee of the Whole Report (1)

DATE: Tuesday, September 15, 2020

WARD: 5

**TITLE: DANIEL AND RAYA GLUZBERG
ZONING BY-LAW AMENDMENT FILE Z.19.001
SITE DEVELOPMENT FILE DA.19.008
1238 CENTRE STREET
VICINITY OF CENTRE STREET AND VAUGHAN BOULEVARD**

FROM:

Nick Spensieri, Deputy City Manager, Infrastructure Development

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Zoning By-law Amendment File Z.19.001 and Site Development File DA.19.008 for the subject lands shown on Attachment 3. The Owner proposes to permit the existing buildings at 1238 Centre Street to be used for a day nursery, as shown on Attachments 3 to 6.

Report Highlights

- The Owner proposes to use the two existing stand-alone buildings on the subject lands for a day nursery
- Zoning By-law Amendment and Site Development applications are required to permit the proposed day nursery use within the existing buildings
- The Development Planning Department supports the approval of the applications as they are consistent with the *Provincial Policy Statement 2020* and conform to *A Place to Grow – Growth Plan for the Greater Golden Horseshoe 2019* and the York Region Official Plan 2010 and Vaughan Official Plan 2010, and the day nursery use is compatible with the existing and planned land uses in the surrounding area

Recommendations

1. THAT Zoning By-law Amendment File Z.19.001 (Daniel and Raya Gluzberg) BE APPROVED, to amend Zoning By-law 1-88 to permit a day nursery use within the existing stand-alone buildings on the subject lands, as shown on Attachments 3 to 6, together with site-specific zoning exceptions in Table 1 of this report.
2. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the subject lands comes into full force and effect, to permit minor adjustments to the in-effect Zoning By-law.
3. THAT Site Development File DA.19.008 (Daniel and Raya Gluzberg) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS included in Attachment 1, to the satisfaction of the Development Planning Department, to permit a day nursery use within the existing stand-alone buildings, as shown on Attachments 3 to 6.

Background

The subject lands (the 'Subject Lands') shown on Attachment 2 are municipally known as 1238 Centre Street and are located on the north side of Centre Street west of Vaughan Boulevard. There are currently two vacant buildings (Buildings "A" and "B") on the Subject Lands, as shown on Attachment 3, previously used as a private elementary school. The existing buildings consist of a main building (Building "A" - formerly a dwelling), and an accessory structure (Building "B") in the rear yard. The total gross floor area ('GFA') of the two buildings is 308 m². The surrounding land uses are shown on Attachment 2.

Prior Committee of Adjustment and Site Plan Approvals for the elementary school use

The Subject Lands were previously used as a private elementary school and minor variances (Files A06/07 and A089/12) for yard setbacks, landscape strip widths and parking to bring the Subject Lands into conformity with the Institutional Use requirements of Zoning By-law 1-88 were approved by the Committee of Adjustment. Vaughan Council approved a Site Plan application (File DA.00.139) in 2010 to facilitate the private school use and it was implemented through a Site Plan Letter of Undertaking in 2011.

Zoning By-Law Amendment and Site Development Applications have been submitted to permit a Day Nursery on the Subject Lands

The Owner has submitted the following applications (the 'Applications') for the Subject Lands shown on Attachment 3 to permit a day nursery within two existing buildings (the 'Development') as shown on Attachment 3 to 6:

1. Zoning By-law Amendment File Z.19.001 to amend the "R3 Residential Zone", subject to site-specific exception 9(776) to permit a day nursery use within the existing stand-alone buildings.
2. Site Development File DA.19.008 to recognize the existing buildings and site plan to be used for a day nursery on the Subject Lands.

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

The City on April 12, 2019, mailed a Notice of Public Hearing ('Notice') to all property owners within 150 m of the Subject Lands and to the Brownridge Ratepayers' Association. A copy of the Notice was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed on the Subject Lands in accordance with the City's Notice Sign Procedures and Protocols.

The Owner attended the Public Hearing in support of the Zoning By-law Amendment and no deputations or written submissions were received by the Development Planning Department for the Applications. Vaughan Council on May 14, 2019 ratified the recommendations of the Committee of the Whole to receive the Public Hearing report of May 7, 2019 and to forward a comprehensive report to a future Committee of the Whole meeting.

Previous Reports/Authority

The following link provides information related to this report.

[Council Extract Committee of the Whole Public Hearing June 15, 2019 \(Daniel Gluzberg\) Item 2, Report No. 18](#)

Analysis and Options

The Development is consistent with the Provincial Policy Statement 2020

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario "shall be consistent" with the Provincial Policy Statement 2020 (the 'PPS'). The PPS provides policy direction on matters of provincial interest on land use planning and development. The policies support the overall goal of enhancing the quality of life for all Ontarians. The key policy objectives of the PPS include building strong, healthy communities; the

wise use and management of resources; and protecting public health and safety and recognition of local character and context. The *Planning Act* requires planning decisions be consistent with the PPS.

The Development is consistent the PPS, specifically Section 1.1.1.e) and Section 1.1.3.1 under the Part V – ‘Policies’ regarding cost-effective development patterns and standards to minimize land consumption and servicing costs and focusing growth and development in a Settlement Area.

The Owner proposes the re-use of existing buildings on the Subject Lands for a day nursery, a similar use to the previous private elementary school. The Subject Lands are located within a Settlement Area and the day nursery use would efficiently use the existing buildings in an area where significant infrastructure and public service facilities exist. The Subject Lands will be served by the Bus Rapid Transit (‘BRT’) service on Centre Street. The proposed day care use supports the development of a complete community and is consistent with the PPS.

The Development conforms to A Place to Grow - Growth Plan for the Greater Golden Horseshoe 2019

The Provincial Growth Plan: A Place to Grow – Growth Plan for the Greater Golden Horseshoe 2019 (‘Growth Plan’) is intended to guide decisions on a range of issues, including economic development, land use planning, urban form and housing. The Growth Plan provides a framework for managing growth, including directions for where and how to grow. The Growth Plan encourages compact built form; transit supportive communities; access to local amenities and connections to municipal water and sewer systems. Council’s planning decisions are required by the *Planning Act* to conform with the Growth Plan.

The Owner proposes to re-use existing buildings in a location with access to local amenities, existing connections to municipal water and sewer systems and access to public transit. The Development conforms to the Growth Plan objectives of Section 2.2.1 directing growth to settlement areas and locations with municipal water and wastewater systems and public transit to achieve complete communities and Section 3.2.3 optimizing public investments in higher order transit.

The Development conforms to the York Region Official Plan 2010

The York Region Official Plan 2010 (the ‘YROP 2010’) guides economic, environmental and community building decisions across York Region. The Subject Lands are designated “Urban Area” in the YROP 2010. This designation permits a range of residential, commercial, employment and institutional uses, subject to the policies of the

plan. The YROP 2010 encourages intensification within the Urban Area. The Subject Lands are located on Centre Street, identified on Map 11 of the YROP 2010 as a “Regional Rapid Transit Corridor” to be developed with higher order rapid transit to support future development within area. The Section 5.0 policies of the YROP provide for the development of sustainable communities designed to be accessible to people of all ages, cultures and abilities and designed in a compact form, pedestrian-oriented, transit supportive and multi-storey where appropriate.

The Subject Lands are located within a municipal secondary plan area (Centre Street Corridor Plan, Official Plan Amendment 672) containing policies to address intensification along the Centre Street corridor to reflect the YROP 2010 sustainable communities’ policies including design policies to ensure accessibility to people of all ages, cultures and abilities. The municipal secondary plan implements the YROP 2010 policies with regard to site design including orienting the main building entrances to face the public street, pedestrian friendly urban form and parking management. The Development conforms to the YROP 2010.

The Development conforms to the Vaughan Official Plan

The Subject Lands are designated “Office Commercial” by in-effect Official Plan Amendment 210 (Thornhill Vaughan Community Plan), as amended by Official Plan Amendment 672 (‘OPA 672’). This designation permits the proposed day care use, limits the maximum building height to 11 m and requires development to proceed by way of a site-specific Zoning By-law amendment and a Site Development application having regard to parking, lighting, loading and service areas and the consolidation of individual driveways where possible.

VOP 2010, Schedule 1 - Urban Structure, establishes the City of Vaughan’s urban structure and the hierarchy of Intensification Areas. This Schedule also identifies Centre Street as a Regional Intensification Corridor. The Subject Lands are identified within an area identified on VOP 2010 Schedule 14-B as being within the Centre Street Corridor Area Specific Policies. The Subject Lands are designated “Mid-Rise Mixed-Use ‘B’” subject to the Chapter 12 Area Specific policies of VOP 2010. This designation permits “day cares”. Although these VOP 2010 policies were adopted by Council and approved by York Region, they were appealed by landowners in the Amendment area to the then Ontario Municipal Board (‘OMB’) and remain before the now Local Planning Appeal Tribunal (‘LPAT’) and are not in effect.

OPA 672 and VOP 2010 use the term “day care” to describe the proposed use whereas Zoning By-law 1-88 uses the term “day nursery (as defined under the *Day Nurseries Act.*)” to describe the proposed use. Both terms have the same meaning in this report to

describe the proposed day nursery use on the Subject Lands.

Amendments to Zoning By-law 1-88 are required to permit the Day Nursery use

The Subject Lands are zoned “R3 Residential Zone” by Zoning By-law 1-88, as shown on Attachment 2, and are subject to site-specific Exception 9(776). The “R3 Residential Zone” does not permit a “Day Nursery” use as defined by Zoning By-law 1-88.

The existing buildings on the Subject Lands were previously used for a private elementary school. Schools are considered Institutional Uses in Zoning By-law 1-88 and subject to the corresponding requirements and development standards. The Owner, as noted above, obtained Committee of Adjustment approval for relief from the zone requirements for setbacks to the side yard, rear yard and landscape strips to permit a private elementary school within the existing buildings shown on Attachment 3.

The proposed day nursery would use the same existing buildings, play area and parking lot as the previous elementary school. The Committee of Adjustment approvals reflected the existing site conditions. During the review of the applications, minor discrepancies in setbacks approved through the Committee of Adjustment and the existing conditions have been identified. Therefore, a “Day Nursery” must be added as a permitted use in Exception 9(776) on the Subject Lands identified in Table 1, as follows and the actual setbacks of the existing buildings will be included in the exception:

Table 1

	Zoning By-law 1-88 Standard	‘R3 Residential Zone Requirements’	Proposed Exceptions to ‘R3 Residential Zone Requirements’
a.	Permitted Uses and Definition of a Day Nursery	A Day Nursery is not a permitted use within the R3 Residential Zone	Add a Day Nursery as a permitted use on the Subject Lands defined as follows: Day Nursery – Means a day nursery as defined in the <i>Day Nurseries Act, R.S.O 1980. C 111</i> Where a Day Nursery is a principal use not associated with a school
b.	Minimum Parking Requirement	11 employees @ 1.5 spaces per	11 employees @ 1 space per employee = 11 parking spaces

	Zoning By-law 1-88 Standard	'R3 Residential Zone Requirements'	Proposed Exceptions to 'R3 Residential Zone Requirements'
		employee = 17 parking spaces	

The Development Planning Department supports the proposed site-specific exceptions in Table 1 to permit the day nursery on the Subject Lands and the proposed parking standard. The day nursery use is similar to the private elementary school use previously occupying the existing buildings on the Subject Lands. The proposed parking standard is supported by a parking review and the Owner has submitted a Traffic Demand Management ('TDM') Plan for the Subject Lands as discussed later in this report.

The Development Planning Department will include the previous Committee of Adjustment approvals and recognize the existing site conditions in the implementing Zoning By-law.

The Planning Act permits Vaughan Council to pass a resolution to permit the Owner to apply for a Minor Variance application, if required, within 2 years of a Zoning By-law coming into full force and effect

Section 45 (1.3) of the *Planning Act* restricts a landowner from applying to the Committee of Adjustment for a Minor Variance application within two years of the day on which a Zoning By-law was amended. The *Planning Act* also permits Council to pass a resolution to allow a landowner to apply for a Minor Variance application(s) within 2 years of the passing of the zoning by-law amendment.

Should Council approve Zoning By-law File Z.19.001, the Development Planning Department has included a Recommendation to permit the Owner to apply for a Minor Variance application(s) if required, in advance of the two-year moratorium in order to address minor zoning deficiencies that may arise through the finalization and construction of the Development. A condition to this effect is included in the Recommendation of this report.

The Development Planning Department supports the Site Plan, subject to the Recommendations of this report

Site Design

The site plan shown on Attachment 3 includes two existing buildings for the proposed day nursery use, the play area behind the main building, 11 parking spaces and landscape areas at the front of the property. Access to the site is from Centre Street via

the existing slightly reconfigured driveway. The parking area includes a barrier free parking space and 3 parking spaces are allocated to passenger pick up and drop off ('PPUDO'). A bicycle rack for 6 bicycles is also provided at the front of the building.

Building Elevations

The building elevations shown on Attachments 5 and 6 reflect the existing buildings. No changes to the exterior of the buildings are proposed.

Landscape Plan

The Landscape Plan shown on Attachment 4 identifies existing trees in the rear yard to be retained and new plantings within the bioswales on the east and west property lines. Three Red Maples, and a variety of decorative and evergreen shrubs will be added to the front yard of the Subject Lands to enhance the Centre Street streetscape.

Tree Removal and Protection Plan

The mature Siberian elm tree adjacent to the parking lot will be removed and 14 remaining on-site trees and neighbouring trees will be protected in accordance with the approved Arborist Report and Tree Protection Plan. Prior to any tree removals, the Owner is required to abide by the *Endangered Species Act* and the *Migratory Birds Convention Act*. Since the Owner proposes a change in use of the existing buildings, the City's Sustainability Performance Metrics Threshold requirements are not applicable.

There are no cultural heritage concerns for this Development

The Cultural Heritage Division has advised that there are no cultural heritage concerns with this Development.

The Development Engineering ('DE') Department supports the Development subject to the comments and conditions in this report

The Owner proposes improvements to the parking lot (e.g. repaving and line repainting). The DE Department has no objection to these improvements subject to the Owner satisfying the comments and conditions of the DE Department regarding the existing driveway access, proposed site grading, site servicing and erosion sediment control plans and after hours parking restrictions to support waste collection turning movements.

Waste collection for the Subject Lands shall be in accordance with the City's requirements and not occur during the daycare hours of operation. To facilitate truck maneuvering for waste collection, signage shall be placed in the parking area to identify waste collection hours and indicate the need for these spaces to be available during this

time. The signage shall be identified on the site plan and within the Site Plan Agreement to the satisfaction of the DE Department. A condition to this effect is included in Attachment 1, Conditions of Site Plan Approval.

Environmental Site Assessment ('ESA')

The DE Department is satisfied with the submitted ESA documents for the Development and York Region has acquired the road widenings for the Centre Street sidewalk and streetscape improvements for the Bus Rapid Transit ('BRT') service on Centre Street.

Development Engineering Transportation Engineering

The Owner submitted a Parking and Garbage Collection Review by Dillon Consulting dated December 23, 2019 and a Transportation Demand Management (TDM) Plan prepared by Kilogram, dated May 1, 2020 in support of the proposed parking ratio. The TDM Plan for the Subject Lands concludes the proposed parking ratio of 1 space for each employee is adequate for the day nursery use based on: precedent for reduced parking standards documented in the IBI Draft Parking Report prepared for Vaughan; the implementation of site-specific TDM measures; and the opportunity for the employees to utilize the existing available public infrastructure provided by the Bus Rapid Transit ('BRT') service on Centre Street and cycling lanes on Centre Street to reduce single-occupant vehicle travel to mitigate congestion within the City.

As recommended by the TDM Plan, a rack for 6 bicycles is provided on site and a room within the Building A will provide an area for employees to change clothes and store equipment associated with a cycling commute. The day nursery employer will provide carpooling information including education on carpooling programs such as Smart Commute and ride matching opportunities for employees to assist staff in sharing rides with colleagues.

Five employees of the day nursery will be provided with preloaded PRESTO cards to cover one year's worth of travel (two daily trips on business days) to encourage the use of public transit with the aim to create long-term behavior change regarding transit use.

The day nursery use operates in shifts starting and ending at varied times of the day mitigating on site peak arrival and departure times for employees.

The DE Department concurs with the TDM Plan and the expectation 11 parking spaces will be adequate for the 11 employees of the proposed day nursery. The DE Department also recommends dedicating a minimum of three parking spots for a PPUDO appropriately identified to communicate time restrictions for their use, and the

provision of the measures identified in the TDM Plan. A condition regarding TDM measures for the Subject Lands is included in Attachment 1.

As noted above in comments on the Site Design, the Dillon Report recommends that garbage collection for the site occur after hours from day nursery use, to accommodate full truck turning maneuvers within the parking area. A condition regarding the timing of garbage pick-up and required site signage advising of the afterhours parking restrictions is included in Attachment 1.

The DE Transportation Engineering Department has no objection to the Development subject to the Owner addressing all comments of the DE Transportation Engineering Department,

Alectra Utilities Corporation, Enbridge and Bell Canada have no objections to the Development

The above noted utilities have no objection to the Development.

The following Departments have no objection to the Development

The Financial Planning and Development Finance, Parks Development Infrastructure Delivery Department, By-law and Compliance, Licensing and Permit Services and the Building Standards Departments have no objection to the Development.

Financial Impact

N/A

Broader Regional Impacts/Considerations.

York Region has no objection to the Development, subject to conditions of approval

York Region has identified and must approve detailed-design comments prior to the execution of the Regional Site Plan Letter of Undertaking. In addition, York Region requires that Regional Site Plan Approval be issued prior to any works being undertaken by the Owner. A condition requiring the Owner to satisfy all York Region requirements is included in Attachment 1 of this report.

Conclusion

The Development Planning Development has reviewed Zoning By-law Amendment File Z.19.001 and Site Development File DA.19.008 in consideration of the Provincial Policies, Regional and City Official Plan policies, the requirements of Zoning By-law 1-88, the comments received from the City Departments and external public agencies and the surrounding existing and planned area context.

The Development Planning Department is satisfied that the Applications to permit a day nursery use within the existing buildings on the Subject Lands are consistent with the PPS, conforms to the Growth Plan, the York Region Official Plan 2010, OPA 210 as amended by OPA 672 (Centre Street Corridor) and VOP 2010. The proposed day nursery would utilize existing buildings and infrastructure on the Subject Lands, located within a built-up area and on a Regional Transit Priority Corridor with existing public transit in an established community. The proposed use will contribute to achieving a complete community. On this basis, the Development Planning Department can support the approval of the Applications, subject to the Recommendations of this report.

For more information, please contact: Laura Janotta, Planner, Development Planning Department, extension 8634

Attachments

1. Conditions of Site Plan Approval
2. Context and Location Map Showing Existing Zoning
3. Site Plan, Proposed Zoning
4. Landscape Plan
5. Elevations – Building A (Existing)
6. Elevations – Building B (Existing)

Prepared by

Laura Janotta, Planner, ext. 8634

Eugene Fera, Senior Planner, ext. 8003

Nancy Tuckett, Senior Manager, Development Planning, ext. 8529

Mauro Peverini, Director of Development Planning, ext. 8407

Approved by



Nick Spensieri, Deputy City Manager
Infrastructure Development

Reviewed by



Jim Harnum, City Manager

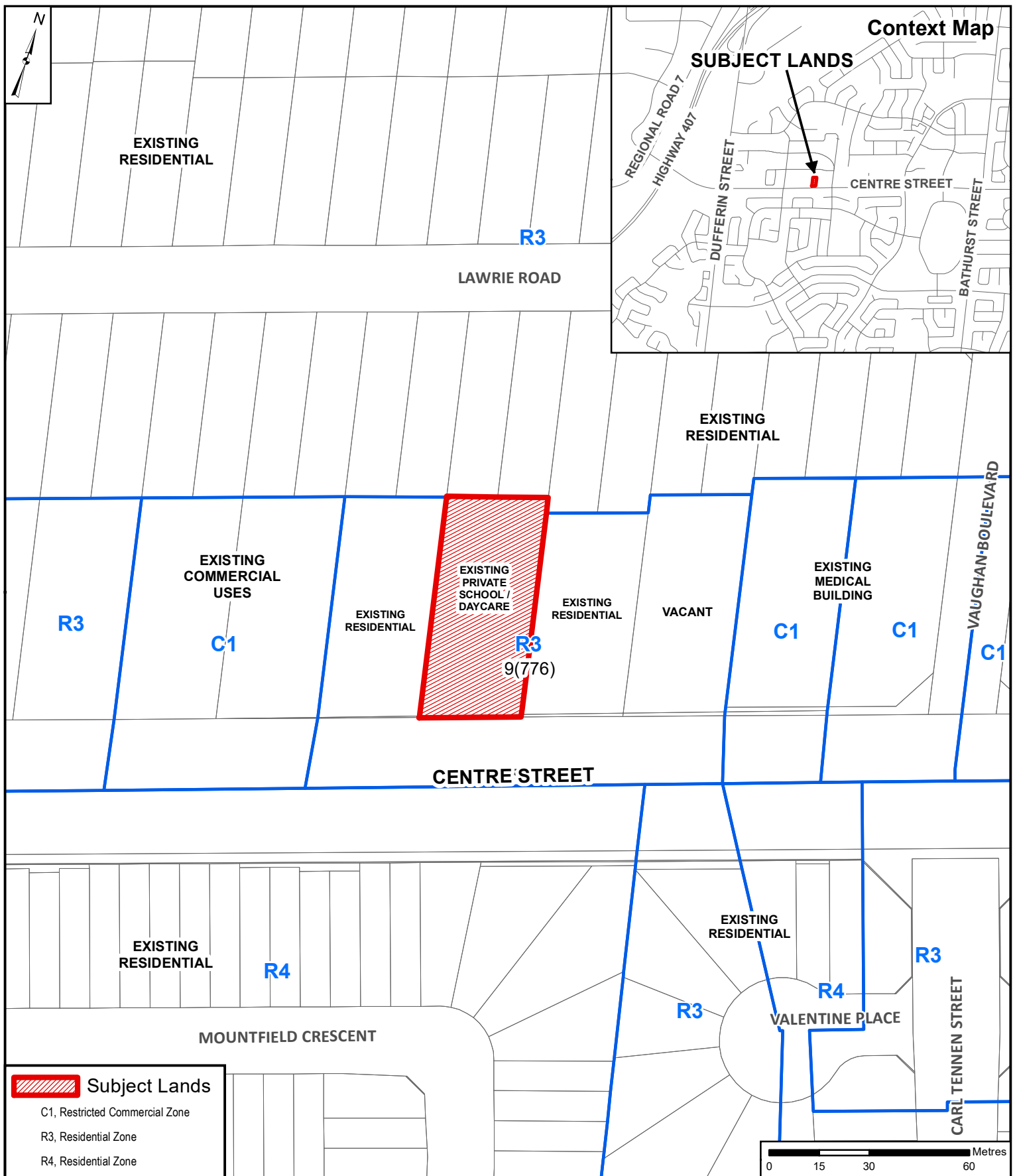
Attachment 1 – Conditions of Site Plan Approval (City of Vaughan)

Site Development File DA.19.008 (Daniel and Raya Gluzberg) Conditions of Approval:

- 1) THAT prior to the execution of the Site Plan Agreement:
 - a) The Development Planning Department shall approve the final site plan, landscape cost estimate and planting plan, signage details, Arborist Report and tree inventory plan;
 - b) The Development Engineering Department shall approve the final grading, servicing, and erosion sediment control plans. The Owner satisfy all requirements of the Development Engineering Department and shall pay the Engineering Site Plan fees pursuant to the in-effect Fees and Charges By-law;
 - c) The Owner shall obtain York Region written approval prior to receiving final approval from the Development Engineering Department;
 - d) The Owner shall enter into a Tree Protection Agreement prior to the execution of a Site Plan Letter of Undertaking, including securities for trees to be preserved and protected in accordance with the approved Arborist Report; and,
 - e) The Owner shall satisfy all requirements of the Environmental Services Department, Waste Management Division.
2. The Site Plan Agreement and all Offers to Lease for the Subject Lands shall include the following clauses to ensure the future tenant is aware of the City's requirements for waste collection parking restrictions; Passenger Pick Up and Drop Off restrictions on 3 parking spaces and the Transpiration Demand Management requirements of the site plan:
 - a) "The Owner agrees that all waste collection activities on the Subject Lands shall be in accordance with the City's requirements and will occur outside of the hours in which the day nursery operates. The Owner shall install parking restriction signage in the parking area identifying the garbage collection times when the parking spaces cannot be used so that the parking area will be available for truck turning and maneuvering during the garbage collection hours. The Site Plan shall identify the location of the signage, and the Site Plan Agreement shall identify the waste collection hours, which shall occur

outside the day nursery hours of operation to ensure adequate on-site turning movements for waste collection vehicles”.

- b) “A minimum of three (3) parking spots shall be allocated for Passenger Pick Up and Drop Off (‘PPUDO’) and shall be identified with supporting signage to identify the time restrictions on the use of these spaces.”
- c) “The Owner shall ensure the following measures as outlined in the Transportation Demand Management (TDM) Plan prepared by Kilogram, dated May 1, 2020 are provided:
 - i) A rack for 6 bicycles shall be located as shown on the approved Site Plan drawing, and a room within the Building A will provide an area for employees to change clothes and store equipment associated with a cycling commute;
 - ii) Carpooling information including education on carpooling programs such as Smart Commute and ride matching opportunities for employees to assist staff in sharing rides with colleagues shall be provided to day nursery staff;
 - iii) Five employees of the day nursery shall receive preloaded PRESTO cards to cover one year’s worth of travel (two daily trips on business days) to encourage the use of public transit for work trips with the aim to create long-term behavior change regarding transit use; and
 - iv) To mitigate on site peak arrivals and departures, the day nursery operator shall vary the employee shifts to vary the start and end times.”



Context & Location Map

LOCATION:
Part of Lot 6, Concession 2

APPLICANT:
Daniel and Raya Gluzberg

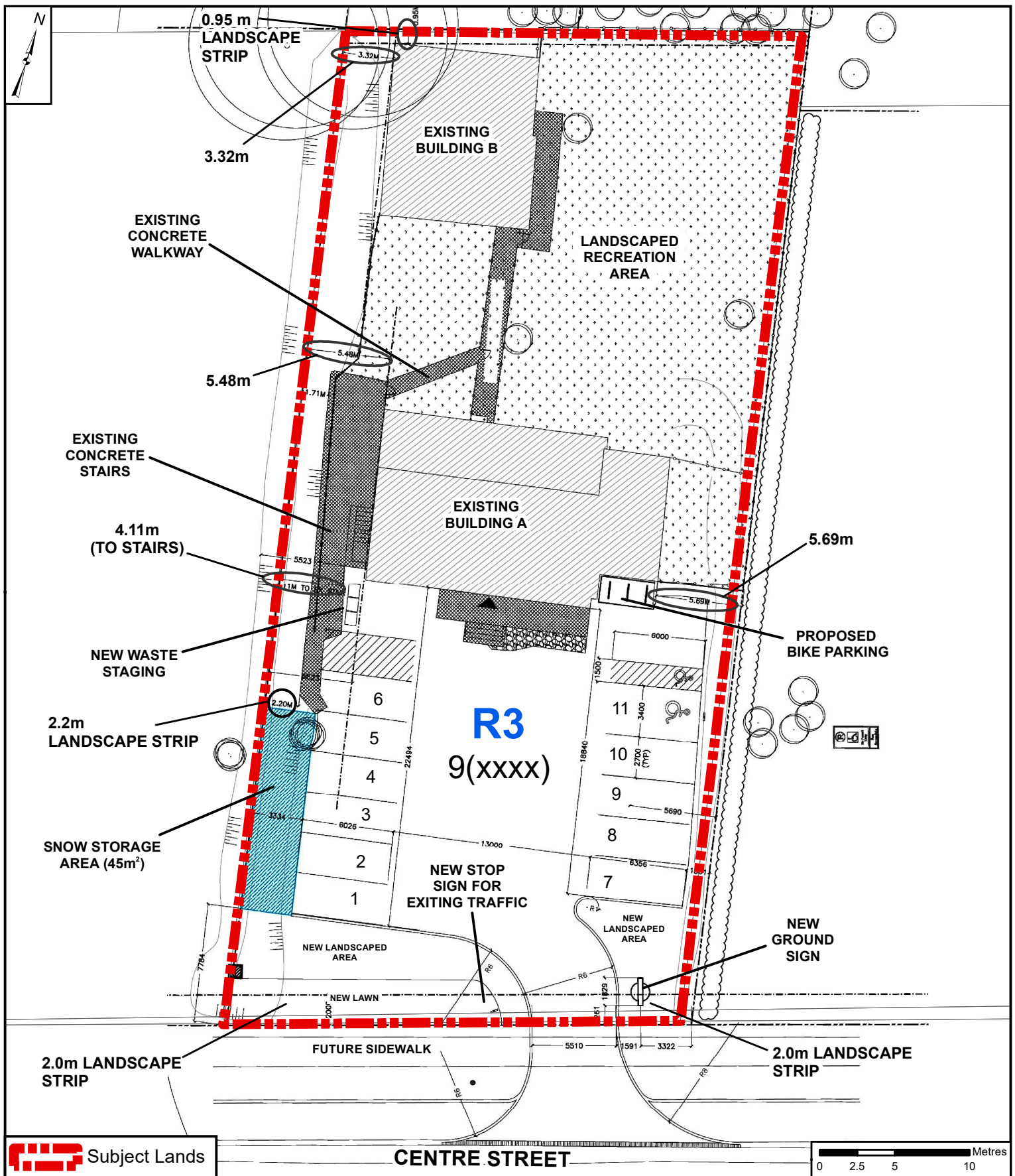


Attachment

FILE: DA.19.008

RELATED FILE: Z.19.001

DATE: September 15, 2020



Site Plan and Proposed Zoning

LOCATION:
Part of Lot 6, Concession 2

APPLICANT:
Daniel and Raya Gluzberg



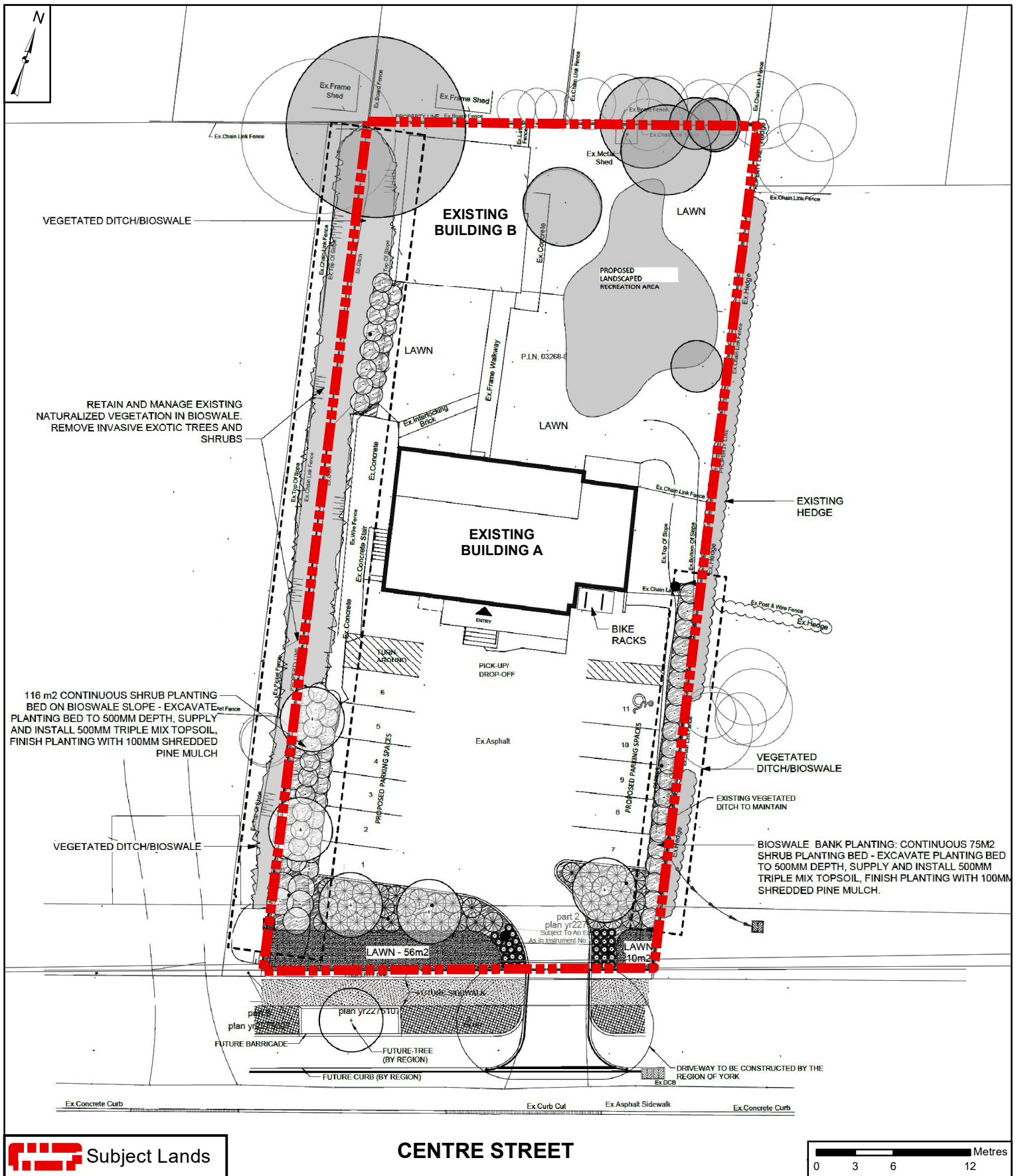
Attachment

FILE: DA.19.008

RELATED FILE: Z.19.001

DATE: September 15, 2020

3



Landscape Plan

LOCATION:
Part of Lot 6, Concession 2

APPLICANT:
Daniel and Raya Gluzberg



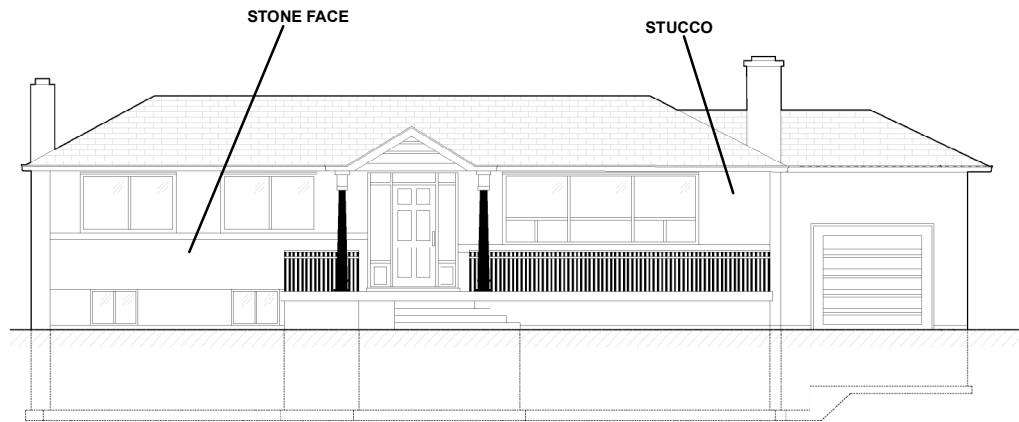
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FILE: DA.19.008

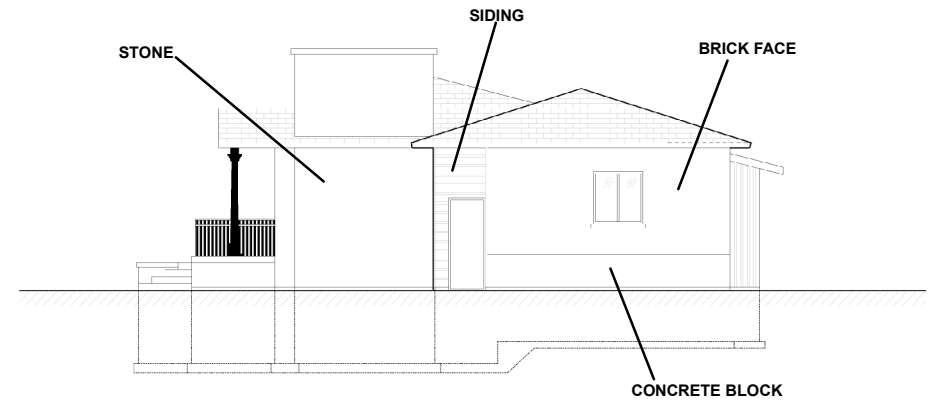
RELATED FILE: Z.19.001

DATE: September 15, 2020

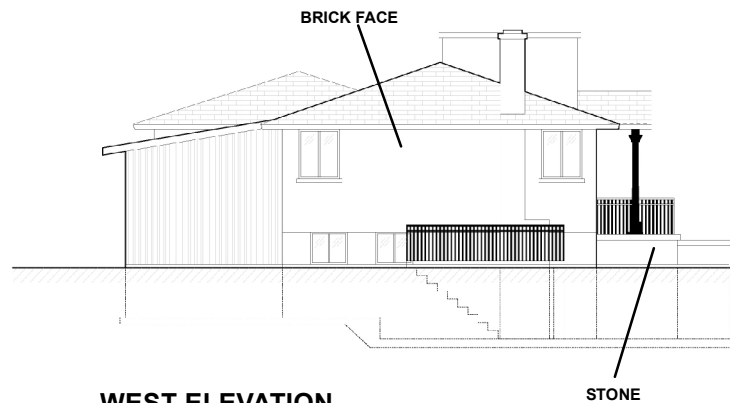
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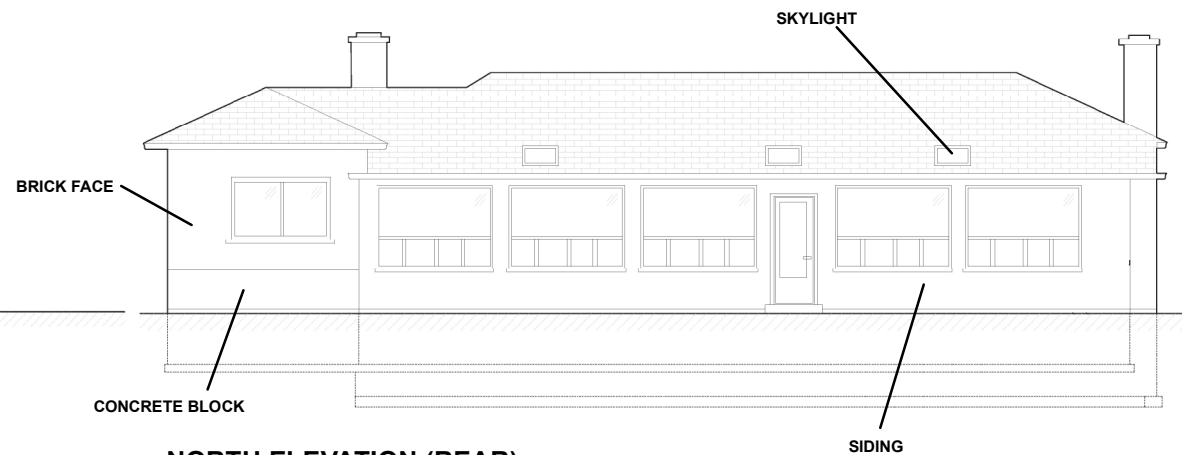
SOUTH ELEVATION (FACING CENTRE STREET)



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION (REAR)

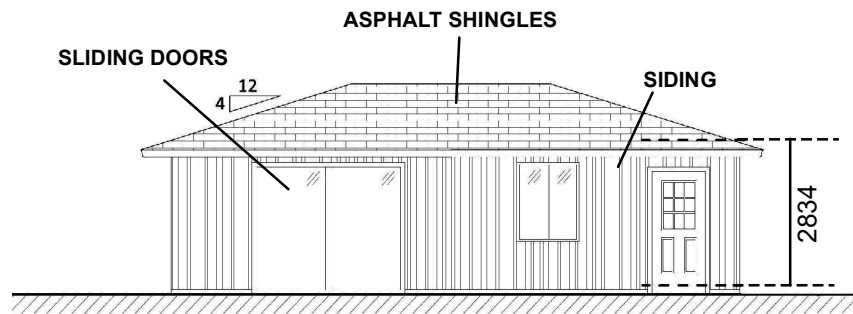
Not to Scale

Elevations - Building A (Existing)

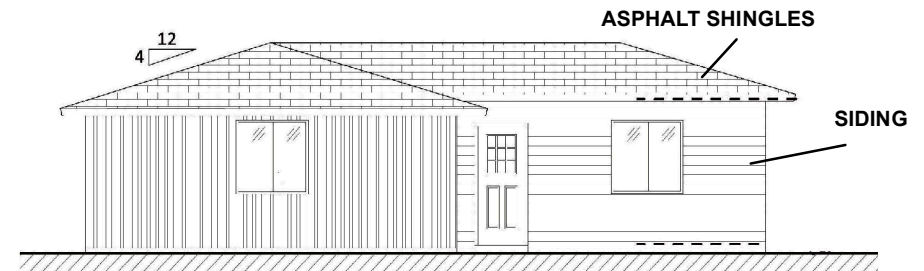
LOCATION:
Part of Lot 6, Concession 2

APPLICANT:
Daniel and Raya Gluzberg

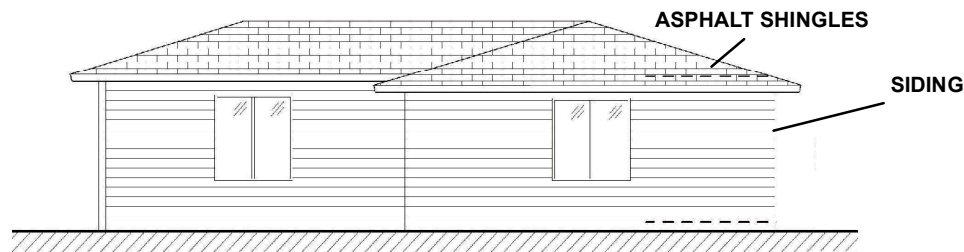




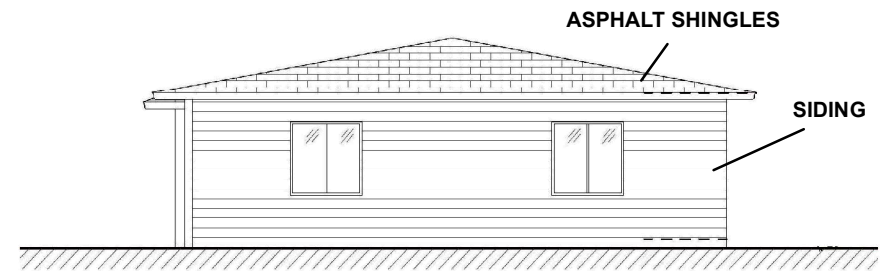
SOUTH ELEVATION (FACING CENTRE STREET)



EAST ELEVATION



NORTH ELEVATION (REAR)



WEST ELEVATION

Not to Scale

Elevations - Building B (Existing)

LOCATION:
Part of Lot 6, Concession 2

APPLICANT:
Daniel and Raya Gluzberg



Attachment

FILE: DA.19.008

RELATED FILE: Z.19.001

DATE: September 15, 2020

6

Committee of the Whole (1) Report

DATE: Tuesday, September 15, 2020

WARD(S): 3

**TITLE: NICK OPPEDISANO & VINCENZO MACRI
ZONING BY-LAW AMENDMENT FILE Z.19.037
DRAFT PLAN OF SUBDIVISION FILE 19T-19V006
10590 AND 10620 PINE VALLEY DRIVE
VICINITY OF PINE VALLEY DRIVE AND TESTON ROAD**

FROM:

Nick Spensieri, Deputy City Manager, Infrastructure Development

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.19.037 and 19T-19V006 (Nick Oppedisano and Vincenzo Macri). The Owner proposes to rezone the Subject Lands from “A Agricultural Zone” to “RT1 Residential Townhouse Zone” and “OS2 Open Space Park Zone” in the manner shown on Attachment 4, to permit a residential plan of subdivision consisting of 6 residential blocks that when assembled with Blocks on abutting Draft Plan of Subdivision File 19T-03V25, will facilitate the creation of 24 lots for street townhouse dwelling units.

Recommendations

1. THAT Zoning By-law Amendment File Z.19.037 (Nick Oppedisano and Vincenzo Macri) BE APPROVED to amend Zoning By-law 1-88, to rezone the Subject Lands from “A Agricultural Zone”-to “RT1 Residential Townhouse Zone” and “OS2 Open Space Park Zone” in the manner shown on Attachment 4, together with the site-specific exceptions identified in Table 1 of this report.
2. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Committee of Adjustment, if required, before the second anniversary of the day

the implementing Zoning By-law for the Subject Lands came into effect, to permit minor adjustments to the implementing Zoning By-law.

3. THAT Draft Plan of Subdivision File 19T-19V006 (Nick Oppedisano and Vincenzo Macri) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL as set out in Attachment 1, to facilitate a residential Draft Plan of Subdivision shown on Attachment 3.
4. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-19V006 (Nick Oppedisano and Vincenzo Macri) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 18 residential townhouse units (55 persons equivalent) in accordance with the City’s Allocation of Servicing Capacity Policy. The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City’s Allocation of Servicing Capacity Policy if the development does not proceed to registration and/or building permit issuance within 36 months”.

Background

The 0.78 ha subject lands (the ‘Subject Lands’) shown on Attachment 2 are municipally known as 10590 and 10620 Pine Valley Drive and are located on the west side of Pine Valley Drive, south of Teston Road. The Subject Lands are currently occupied by two single detached dwellings. The surrounding land uses are also shown on Attachment 2. The Subject Lands are also identified as being wholly located within a Wellhead Protection Area (WHPA-Q).

Lands abutting the Subject Lands to the north, south and west are subject to approved Draft Plan of Subdivision File 19T-03V25 (1387700 Ontario Ltd. (Et Al)), as shown on Attachment 3. Vaughan Council on July 16, 2015, approved Draft Plan of Subdivision File 19T-03V25 (‘Plan 19T-03V25’) including 110 blocks for low-rise residential uses, a school, park, stormwater management pond facility, open space/buffer and valley land uses on 51.77 ha. The staff report identified that Blocks were to be assembled with the Subject Lands to facilitate future development.

Plan 19T-03V25 is to be registered in two phases with Phase 1 being lands adjacent to Brant Drive and to the south while Phase 2 makes up lands adjacent to Greville Street to the west and north of the Subject Lands. Neither phase of Plan 19T-03V25 has been registered to date.

The Subject Lands include 6 Blocks to be used for future townhouses shown on Attachments 3 and 4. All Blocks on the Subject Lands, with the exception of Block 3 on

proposed Draft Plan are required to be assembled with Blocks on Plan 19T-03V25 to create full lots for 24 street townhouse dwellings on the Subject Lands.

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

The City on June 16, 2020, mailed a Notice of Public Hearing to all property owners within 150 m of the Subject Lands, to the Kleinburg and Area Ratepayer's Association ("KARA"), Millwood Woodened Ratepayers Association and anyone on file with the City Clerk. A copy of the Notice was also posted on the City's website at www.vaughan.ca and a notice sign was installed along the Pine Valley Drive frontage of the Subject Lands in accordance with the City's Notice Signs Procedures and Protocols.

Vaughan Council, on July 15, 2020 ratified the recommendation of the Committee of the Whole to receive the Public Hearing report of July 7, 2020, and to forward a comprehensive technical report to a future Committee of the Whole meeting. The following deputations and written submission were received by the Development Planning Department and at the Public Hearing:

Deputation

1. Robert Lavecchia, KLM Planning Partners Inc., representing the Owner

Written Submissions

- None

No additional deputations or written submissions regarding the Applications (other than those referred to in the Public Hearing report), were received by the Development Planning Department.

Previous Reports/Authority

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

[Item 1, Report No. 32, of the Committee of the Whole \(Public Hearing\), which was adopted without amendment by the Council of the City of Vaughan on July 15, 2020.](#)

Analysis and Options

Zoning By-law Amendment and Draft Plan of Subdivision Applications have been submitted to permit a residential development

Nick Oppedisano & Vincenzo Macri (the 'Owner') has submitted the following applications (the 'Applications') to permit the development of 6 residential blocks that when assembled with blocks in the adjacent Plan 19T-03V25, will facilitate the creation of 24 lots for street townhouse dwelling units, a landscape buffer block, blocks for road

widenings, and the extension of Costain Crescent ('the Development'), as shown on Attachments 3 and 4:

1. Zoning By-law Amendment File Z.19.037 to amend Zoning By-law 1-88 to rezone the Subject Lands from "A Agricultural Zone" (10620 Pine Valley Drive) and "A Agricultural Zone" subject to site-specific Exception 9(94) (10590 Pine Valley Drive) to "RT1 Residential Townhouse Zone-and "OS2 Open Space Park Zone," in the manner shown on Attachment 4, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-19V006, as shown on Attachment 3, for a residential Plan of Subdivision consisting of the following:

<u>Blocks</u>	<u>Land Use</u>	<u>Hectares</u>	<u>Units</u>
Blocks 1 to 6	Townhouse Dwellings (Minimum Lot Frontages of 6 metres)	0.498	24 units*
Block 7	Landscape Buffer	0.065	
Block 8	Road Widening	0.001	
Blocks 9-15	0.3 metre Reserve	0.002	
Roads		0.222	
Total		0.788 hectares	24 units*

*When assembled with Blocks on Draft Plan of Subdivision File 19T-03V25.

The Development is consistent with the Provincial Policy Statement, 2020

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario "shall be consistent with" the *Provincial Policy Statement, 2020* (the 'PPS'). The PPS provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include building strong, healthy communities; the wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. The *Planning Act* requires Vaughan Council's planning decisions be consistent with the PPS.

The Development is consistent with Section 1.1.3 and 1.4.1 – Settlement Areas and Housing policies of the PPS encouraging development within Settlement Areas to make the efficient use of land and planners and existing infrastructure and services. The policies also encourage an appropriate range and mix of housing options and densities.

The Subject Lands are located within a defined Settlement Area where two detached dwellings currently exist. The Subject Lands are also located adjacent to approved Plan 19T-03V25 which includes detached and townhouse dwellings, schools, parks and access to green space. Therefore, the Development complements and is compatible with the existing and planned uses of the surrounding area, and provides additional housing opportunities, to help meet the City's long-term housing needs. Additionally, the Subject Lands are located in an area where servicing and infrastructure are available to service the Development. In consideration of the above, the Development is consistent with the PPS.

The Development conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019

The Provincial Growth Plan: A Place to Grow - Growth Plan for the Greater Golden Horseshoe 2019 ('Growth Plan') is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form, and housing. The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe, including directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. Council's planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan.

The Development is located within a Settlement Area and delineated Built-Up Area providing residential lands within existing and planned municipal water and wastewater systems, in accordance with Section 2.2.1 of the Growth Plan.

The Subject Lands are located within a "Community Area" in Schedule 1 - Urban Structure in the Vaughan Official Plan 2010 ('VOP 2010'). The Applications would facilitate 24 lots for street townhouse dwellings consistent with the policies of the Growth Plan as the Development makes more efficient use of the land and contributes to establishing a complete community and provide additional housing opportunities for the area in accordance with Sections 2.2.1.4 and 2.2.6.2 of the Growth Plan.

The Development conforms to the York Region Official Plan 2010

The York Region Official Plan 2010 ('YROP 2010') guides economic, environmental and community building decisions across York Region. The Subject Lands are designated "Urban Area" on Map 1 - "Regional Structure", and Pine Valley Drive is identified as a regional road with right-of-way width of up to 36 metres by YROP 2010. The "Urban Area" designation permits a range of residential, industrial, commercial and institutional uses, subject to additional policy criteria.

Section 5.0 of the YROP states “growth will also occur in new community areas, Towns and Villages throughout the Region.” Section 3.5.4 of the YROP requires “local municipal official plans and zoning by-laws to permit a mix and range of housing types, lot sizes, unit sizes, functions, tenures and levels of affordability within each community.” The Subject Lands are located adjacent to Pine Valley Drive, the Development is of modest intensification and provides additional housing opportunities for the area, therefore the Development conforms to YROP.

York Region has no objections to the Applications, subject to the Conditions of Approval included in Attachment 1b.

The Development conforms to Vaughan Official Plan 2010

The Subject Lands are located within a “Community Area” as identified on Schedule 1 - Urban Structure of VOP 2010 and are designated “Low Density Residential” by VOP 2010, Volume 2, Section 12.13 - Block 40/47. In accordance with Section 12.13.2.5.v.b., street townhouses are permitted within the “Low Density Residential” designation, and the maximum permitted density shall not exceed 18 units per net residential hectare. The Development, for townhouse units once combined with blocks on adjacent lands, yields a density of 13 units per net residential hectare, therefore the Development conforms to VOP 2010.

Section 9.1.2.2 of VOP 2010 identifies compatibility criteria for new development in a “Community Area” and requires new development be designed to respect and reinforce the physical character of the established neighbourhood. In addition, new development in a “Community Area” within established areas shall pay particular attention to local lot patterns, size and configuration, and existing building types with similar setbacks.

The Development respects the design criteria for townhouses in accordance with Section 9.2.3.2 of VOP 2010, as the Development fronts onto a public street, does not exceed 3-storeys in height and includes at least three, but no more than six attached residential units in any townhouse block. The Development will be consistent in building height and architectural materials with the development approved north of the Subject Lands through Plan 19T-03V25, to ensure a consistent built neighbourhood character. Additionally, the townhouse blocks are appropriately separated to allow each unit to maintain landscaping and privacy. The Development conforms to VOP 2010.

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

The Subject Lands are zoned “A Agricultural Zone” (10620 Pine Valley Drive) and “A Agricultural Zone” subject to site-specific Exception 9(94) (10590 Pine Valley Drive) as shown on Attachment 2. The “A Agricultural Zone” permits agricultural uses, a detached

dwelling, institutional uses, recreational uses, limited commercial uses related to agriculture, cottage industries and aggregate uses. The proposed Development is not permitted in the “A Agricultural Zone” and therefore, a Zoning By-law Amendment application is required to rezone the Subject Lands to “RT1 Residential Townhouse Zone”) and “OS2 Open Space Park Zone,” in the manner shown on Attachment 4, together with the following site-specific zoning provisions identified in Table 1.

Table 1:

	Zoning By-law 1-88 Standards	RT1 Residential Townhouse Zone Requirements in Zoning By-law 1-88	Proposed Exceptions to RT1 Residential Townhouse Zone
a.	Lot Line, Front	Where a lot abuts more than two (2) street lines, the front lot line shall be the line facing the main entrance of the building unless the lot is a through lot	The front lot line shall be deemed to be the lot abutting Brant Drive for Blocks 1 and 2
b.	Fireplace Yard Encroachment	A fireplace/chimney pilaster is not identified as a permitted encroachment	Permit a chimney/fireplace pilaster to encroach a maximum of 0.5 m into any required yard for all Blocks
c.	Permitted Yard Encroachments of Exterior Stairs, Porches, Balconies and Bay Windows (Section 3.14)	Exterior stairways, porches and balconies which are uncovered, unexcavated and unenclosed and a bay window which is not constructed on footings may extend into a required interior side yard to a maximum distance of 0.3m and may extend into a required front, exterior side or rear yard to a maximum of 1.8m	Permit encroachments including a covered deck to extend into a required front, exterior side or rear yard to a maximum of 2.5 m for all Blocks and the abutting Blocks within Plan 19T-03V25 to be assembled Permit a bay or box window with footings to extended into a required yard to a maximum of 0.6 m for all Blocks

	Zoning By-law 1-88 Standards	RT1 Residential Townhouse Zone Requirements in Zoning By-law 1-88	Proposed Exceptions to RT1 Residential Townhouse Zone
d.	Permitted Encroachment of an Unenclosed Porch (Covered and Uncovered) Cold Cellars, and Architectural Features and Balconies abutting a Buffer Block (Section 4.22.2)	Section 4.22.2 in the By-law does not make reference to “rear” yards abutting a buffer block	<p>Encroachments (in addition to eaves and gutters) shall be permitted to encroach into any required yard for all Blocks, subject to the following:</p> <ul style="list-style-type: none"> i) an unenclosed porch or deck (covered or uncovered) to a maximum of 2.5 metres, and eaves, gutters and steps may encroach an additional 0.5 metres; ii) the maximum finished floor elevation of an unenclosed porch (covered or uncovered, with or without a cold cellar) located in any yard abutting a buffer block, shall not exceed 1.2m above finished grade
e.	No Encroachment Zone (Section 3.14 and 4.22.2)	No encroachment permitted in an interior side yard shall be closer to a lot line than 1.2 m or 1.5 m abutting a buffer block, except eaves, gutters, external central air	Shall not apply because fireplaces/chimney pilasters and bay windows have been requested to project into any yard as detailed above

	Zoning By-law 1-88 Standards	RT1 Residential Townhouse Zone Requirements in Zoning By-law 1-88	Proposed Exceptions to RT1 Residential Townhouse Zone
		condition and/or heat pump units	
f.	Minimum Lot Area	162 m ²	150 m ² for all lots
g.	Maximum Building Height	11 m	12 m
h.	Minimum Rear Yard Setback	7.5 m	6 m for Blocks 1 and 2
i.	Minimum Interior Side Yard for a Lot Abutting a Buffer Block	3.5 m	1.2 m for Block 2 abutting a buffer block
j.	Minimum Exterior Side Yard Setback	4.5 m	4 m for end units in Blocks 1, 3 and 4
k.	Minimum Exterior Side Yard for a Lot Abutting a Sight Triangle or abutting Buffer Block	<ul style="list-style-type: none"> - 3 m abutting a site triangle - 3.5 m abutting a buffer block 	<ul style="list-style-type: none"> - 1.9 m abutting a site triangle - 1.5 m abutting a buffer block
l.	No Encroachment Zone for a Lot Abutting a Site Triangle	A 1.5 m no encroachment zone shall be maintained abutting a sight triangle	A covered porch shall be permitted to encroach to within 0.1 m to a site triangle

The Development Planning Department supports the rezoning of the Subject Lands to “RT1 Residential Townhouse Zone and “OS2 Open Space Park Zone,” together with the exceptions identified in Table 1, as the rezoning implements the “Low Density Residential” designation of VOP 2010, resulting in a development consistent with the surrounding area. The requested zoning exceptions for the proposed townhouse units are similar to those approved by Vaughan Council for the surrounding area. It is also proposed to amend site-specific exception 9(1457) to include the same zoning

exceptions identified in Table 1 for the Blocks in Draft Plan of Subdivision File 19T-03V25 to ensure consistent zoning is implemented over the entirety of each lot. In addition, development on the Subject Lands will be subject to review through the Vaughan Council approved Architectural and Urban Design Guidelines to ensure appropriate built form.

The Draft Plan of Subdivision includes Block 7 and 8 that are identified for a Landscape Block and Road Widening. These Blocks will be zoned “OS2 Open Space Park Zone”, consistent with the zoning of the abutting parcels as shown on Attachment 2.

A Site Development Application will be required for the townhouse units should the Applications be approved

A Site Development application is required for street townhouse dwellings in accordance with Site Plan Control By-law 123-2013. The Owner will be required to submit a Site Development application to the satisfaction of the Development Planning Department to address matters of detailed engineering and design. In accordance with Section 6.a.v.i of Site Plan Control By-law 123-2013, Site Development applications for street townhouse dwellings where the Official Plan and Zoning By-law are in effect, can be delegated to the Director of Development Planning or a designate for approval.

The Development Planning Department has no objection to the approval of the Applications, subject to the Conditions of Approval

Subdivision Design

The Draft Plan as shown on Attachment 3 consists of 6 residential Blocks, a Landscape Block (Block 7) and Blocks (Blocks 8-15) for road widenings and reserves. Block 3 does not require land assembly, however, Blocks 1, 2, 4, 5 and 6 must be assembled with Blocks on adjacent Plan 19T-03V25 to create 24 lots for street townhouse dwellings units. Costain Crescent is a 17.5 m right-of-way established through abutting Plan 19T-03V15 and is proposed to be extended through the Subject Lands. A 1.5 m sidewalk will be included on the south side of the street (the rear of Blocks 1 and 2) to accommodate pedestrian connectivity.

The lots for the street townhouse units are proposed to have frontages varying between 6 to 12.6 metres, with corner lots having larger frontages. Blocks 3 and 6 will front onto the proposed extension of Costain Crescent, while Blocks 4 and 5 will front onto Greville Street, and Blocks 1 and 2 will front onto Brant Drive.

Each dwelling unit is proposed to include two parking spaces and 4 on-street visitor parking spaces are proposed on the extension of Costain Crescent. A Landscape Buffer Block (Block 7) is proposed along Pine Valley Drive. The road, landscape strip and 0.3 metre reserve will be conveyed to the City free of all encumbrances through the

Draft Plan of Subdivision process. A condition to this effect is included in Attachment 1a.

The Development must conform to the Vaughan Council approved Block 40/47 Pine Heights Community Architectural Design Guidelines prepared by John G. Williams Architect Ltd. and the Block 40/47 Pine Heights community Landscape Master Plan prepared by NAK Design Strategies. Conditions to this effect are included in Attachment 1a.

In support of the Applications, the Owner submitted an Arborist Report ('AR'). The AR includes a Tree Inventory and Protection Plan ('TIPP') and a Tree Compensation Plan ('TCP'). The TIPP identifies 36 trees to be removed to permit the Development. The AR proposes 74 replacement trees to compensate for tree loss and serve the Development in accordance with the City's Tree Protection Protocol.

Prior to final approval, the City shall approve the final AR. The Owner shall not remove trees without written approval by the City. The Owner is required to enter into a Tree Protection Agreement in accordance with the Council enacted Tree By-law 52-2018, including a security for the trees to be protected and compensation planting. A condition to this effect is included in Attachment 1a.

Sustainability Performance Metrics

The Development achieves an overall Sustainability Performance Metrics ('SPM') application score of 28 points (bronze level). The SPM will be further evaluated through the Site Development application process by the appropriate technical staff; however, the Owner shall agree in the subdivision agreement to have all development proceed in accordance with the Sustainability Metrics program. A condition to this effect is included in Attachment 1a.

Archaeology

There are no cultural heritage concerns regarding the Subject Lands as they are not designated under the *Ontario Heritage Act*, are not included in the Register of Property of Cultural Heritage Value and are not noted as a property of interest, in accordance with the City of Vaughan Heritage Inventory.

A Stage 1 Archaeological Assessment prepared by ASI Archaeological & Cultural Heritage Services, dated January 24, 2020 was submitted for the Subject Lands and recommends a Stage 2 Archaeological Assessment be conducted. The Cultural Heritage Section has no objection to the Applications, provided that a Stage 2 Archaeological Assessment is submitted and reviewed to the satisfaction of the

Development Planning Department and does not recommend further archaeological studies be conducted, prior to final approval, however standard archaeological conditions to this effect are included in Attachment 1a.

The Development Planning Department is satisfied with the proposed Draft Plan design, subject to the comments in this report and the Conditions of Approval outlined in Attachment 1a.

Developers' Group Agreement

The Owner is required to be a member of the Block 40/47 Developers' Group and will be required to participate in the cost sharing for the Block, including the requirement to address stormwater management and other infrastructure including providing sidewalks, roads and other municipal services. Conditions to this effect are included in Attachment 1a.

The Policy Planning and Environmental Sustainability ('PPES') Department has no objection to the Applications

The Policy Planning and Environmental Sustainability Department has advised there are no natural heritage features and/or hazards on the Subject Lands, therefore has no concerns respecting these Applications. However, as the Subject Lands are identified as being located within a Highly Vulnerable Aquifer area, a site-specific water balance is required to be submitted and approved by the Toronto and Region Conservation Authority ('TRCA'). The PPES Department requests a copy of TRCA's letter to confirm compliance with the Credit Valley-Toronto and Region-Central Lake Ontario ('CTC') Source Protection Plan.

Development Engineering has no objection to the approval of the Development, subject to the comments in this report and conditions of approval included in Attachment 1

The Development Engineering ("DE") Department has provided the following comments:

Road Network

The Draft Plan proposes to extend Costain Crescent, approved as part of abutting Plan 19T-03V25. Greville Street connects to Brant Drive to the south and provides connection to Pine Valley Drive. The improvement and urbanization of Pine Valley Drive, including sidewalk and streetlighting along the east frontage of the Plan is currently underway and is being completed by the Block 40/47N Developers Group.

A Traffic Impact Study ("TIS") prepared by Cole Engineering and dated December 2019, was submitted in support of the Applications. The Transportation Engineering Division of the City of Vaughan has no objection to the findings of the TIS. Road allowances,

intersection design, temporary turning circles, daylight triangles and 0.3 m reserves shall be designed in accordance with City standards. Conditions to this effect are included in Attachment 1a.

Water Distribution

The Subject Lands are within Pressure District 7 ('PD 7') of the York Water Supply System. Block 40/47 North will be serviced within PD 7 by the extension of the existing watermain on Teston Road. A secondary watermain feed for security and looping purposes will be provided via a connection to the existing system in Block 40 South. These works are currently underway and are being completed by the Block 40/47N Developers Group. The Plan will be serviced by connecting to and extending existing watermains on Costain Crescent and Greville Street. Water and pressure testing shall be completed as required.

Sanitary Servicing

The Subject Lands are ultimately tributary to the Jane-Rutherford Sanitary Trunk located within the Maple Service Area of the York-Durham Sewage System. The Plan outlets to the Pine Valley North Sewage Pump Station ('PVNSPS') recently constructed to service Block 40/47 North and parts of Blocks 40 South, 41 and 55.

The Plan will be serviced by connecting to and extending existing sanitary sewers on Costain Crescent and Greville Street. The proposed sanitary servicing shall be designed in accordance with the City's design criteria.

Pine Valley North Sanitary Pump Station ('PVNSPS')

The development of the westerly portion (23 ha) of Block 40 South and all of the participating blocks within Block 40/47 North, Block 55 and Block 41 lands are dependent on the PVNSPS to discharge flows to Block 40 South. The PVNSPS is located on the east side of Cold Creek on lands external to the Plan being Draft Plan of Subdivision 19T-06V10 (Mosaik Pinewest Inc.), and surrounded by Open Space/Valley Lands.

Developer's Group Cost Sharing Agreement

A Developers' Group Cost Sharing Agreement specifically for the design and construction of the PVNSPS and related trunk sewers/force main was necessary to ensure an adequate outlet was readily available for all benefitting lands. The parties to this Cost Sharing Agreement shall include all benefitting landowners within Block 40 South, Block 40/47 North, Block 55, and Block 41. The Owner will be required to enter into a Cost Sharing Agreement.

Stormwater Management and Servicing

The Subject Lands are located within the Cold Creek basin of the East Humber River Sub-watershed. The lands are traversed by three branches of Cold Creek; the west tributary runs parallel to the west limit of the lands, the central tributary runs north and is located 300m east of Pine Valley Drive, the east tributary runs east from the central tributary to past Weston Road and Teston Road. The storm water management ('SWM') plan for lands within Block 40/47 North proposes the establishment of three SWM facilities, with one being southwest of the Development in the adjacent Plan 19T-03V25 Phase 1 lands.

The SWM facilities are proposed to control the urban storm water runoff to the target release rates established for the East Humber River watershed. These facilities will also provide water quality treatment and erosion control. The Plan will be serviced by connecting to and extending existing storm sewers on Costain Crescent and Greville Street.

Environmental Noise/Vibration Impact

An Environmental Noise Assessment prepared by YCA Engineering Ltd., and dated December 2019 was submitted in support of the Applications. The purpose of the Noise report is to verify noise sources surrounding the Development, provide a noise impact assessment, and identify any noise control measures.

Acoustic measures shall be utilized to mitigate noise impacts from traffic on Pine Valley Drive and Brant Drive. The Owner is required to submit an updated Noise Report for review and approval by the DE Department as part of the detailed engineering submission that meets Ministry of Environment, Conservation and Parks' Guidelines and City criteria. The City requires all dwelling units abutting or facing an arterial road, or a railway to be constructed with mandatory central air-conditioning. The Owner shall implement all noise abatement measures as recommended in the report and to the satisfaction of the City and York Region.

Streetlighting

The design and type of street-lighting for the Development shall meet the City's design criteria and standards with respect to the use of light-emitting diode ('LED') luminaire technology. The LED lighting is to be addressed at the detailed engineering design stage.

Environmental Site Assessment

The DE Department has reviewed the Phase One Environmental Site Assessment Report ('Phase 1 ESA') prepared by Try Environmental Services Inc., and dated December 19, 2019 submitted in support of the Applications. The findings of the report

did not identify any areas of potential environmental concern and indicated no further ESA investigations were required; however, standard conditions related to ESAs have been included in Attachment 1a. The Owner will also be required to submit a Phase Two Environmental Site Assessment report for the lands (Block 7) to be conveyed to the City.

Servicing Allocation is available for the Draft Plan

Vaughan Council on February 21, 2018 endorsed the annual servicing capacity allocation strategy. The report confirmed servicing capacity is available to support continued urban growth throughout the City. Servicing capacity to the Draft Plan is available and unrestricted. Therefore, the following resolution to allocate capacity to the Draft Plan may be recommended for Council approval:

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 119T-19V006 (Nick Oppedisano and Vincenzo Macri) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 18 residential townhouse units (55 persons equivalent) in accordance with the City’s Allocation of Servicing Capacity Policy. The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City’s Allocation of Servicing Capacity Policy if the development does not proceed to registration and/or building permit issuance within 36 months”.

A total of 85 units were allocated servicing capacity through Draft Plan of Subdivision File 19T-03V25. The total number of townhouse units proposed for Plan 19T-03V25 and Draft Plan 19T-03V25 combined is 103. Since the abutting Blocks of Plan 19T-03V25 (that are to be assembled with Blocks on the Subject Lands), have already received servicing capacity through Plan 19T-03V25, only a remaining 18 units require servicing capacity allocation on the Subject Lands.

The DE Department has no objections to the Development subject to their conditions in Attachment 1a.

The Parks, Forestry and Horticulture Operations Department has no objection to the approval of the Applications, subject to conditions

The Parks, Forestry and Horticultural Operations Department has no objection to the applications, subject to the opportunity to address tree preservation and compensation matters during the Landscape Plan Review stage of the Applications, in accordance with the City’s Tree Protection Protocol and Council enacted Tree Protection By-law 52-2018. Conditions related to tree preservation and compensation have been included in Attachment 1a.

The Office of Infrastructure Development Department, Real Estate Services have no objection to the approval of the Applications, subject to conditions

The Office of Infrastructure Development Department, Real Estate Services have no objection to the approval of these Applications, subject to parkland being dedicated or paid by cash-in-lieu to the City. The Owner is required to submit an appraisal report prepared by an accredited appraiser for approval by the Office of Infrastructure Development Department, Real Estate Services to form the basis of the cash-in-lieu payment. A condition to this effect is included in Attachment 1a.

The Parks Development Department has no objection to the approval of the Applications, subject to conditions

The Parks Development Department has no objection to the approval of the Applications, subject to the Owner providing formal written confirmation from the Trustee of the landowner's group, indicating and confirming that the Owner has fully met all the requirements with respect to parkland dedication. A condition to this effect is included in Attachment 1a.

The Financial Planning and Development Finance Department has no objection to the approval of the Applications, subject to conditions

The Owner shall enter into a subdivision agreement with the City of Vaughan to satisfy all conditions, financial or otherwise, including development charges. The Owner shall also pay to the City, a woodlot development charge at the rate of \$1,000.00 per residential dwelling unit in accordance with the City's Woodlot Acquisition Front-end Agreement. Conditions to this effect have been included in Attachment 1a.

The Toronto and Region Conservation Authority ('TRCA') has no objection to the approval of these Applications, subject to conditions

The TRCA has no objection to the approval of the Development, subject to conditions as set out in Attachment 1c. Though the Subject Lands are located outside of the TRCA Regulated Area and do not require a permit pursuant to Ontario Regulation 166/06, the TRCA provided comments on the Development as it concerns source water protection.

The Subject lands are located within a Wellhead Protection Area-Q2 (WHPA-Q2) by the Source Protection Plan ('SPP') for the Credit Valley, Toronto and Region and Central Lake Ontario ('CTC'). As such, the submission of a site-specific water balance assessment to mitigate development-related impacts to recharge reduction is required. The TRCA has reviewed the water balance assessment that was included in the Functional Servicing and Stormwater Management Report, prepared by Schaeffers Consulting Engineers, dated November 2019 and are satisfied with the mitigation strategy proposed. The Owner will be required to agree in the Subdivision Agreement,

to carry out or cause to be carried out, the water balance mitigation strategy as described in the Functional Servicing Report.

Canada Post has no objection to the approval of the Applications, subject to Conditions of Approval

Canada Post has no objection to the approval of the Applications, subject to the Owner satisfying the conditions, as listed in Attachment 1f. Canada Post has advised that the Development will be serviced by centralized mail delivery provided through Canada Post Community mailbox system.

The various utilities have no objection to the Draft Plan, subject to the Condition of Approval

Rogers Communications and Hydro One have no objection to the approval of the Applications, while the remaining utilities such as Enbridge Gas Inc., Bell Canada and Alectra Utilities have no objection to the Applications, subject to their Conditions of Approval that are included in Attachments 1d (Enbridge), 1e (Bell Canada) and 1g (Alectra) of this report.

The School Boards have no objection to the Applications

The York Catholic School Board and York District School Board have no objections to the approval of the Applications. No comments were received from the Conseil Scolaire de District Catholique Centre-Sud.

Financial Impact

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

Broader Regional Impacts/Considerations

The Subject Lands have frontage along Pine Valley Drive, identified as a Regional road in the Region of York Official Plan. York Region has advised it has no objection to the approval of these Applications, subject to the conditions of draft plan approval in Attachment 1b.

Conclusion

The Development Planning Department has reviewed Zoning By-law Amendment File Z.19.037 and Draft Plan of Subdivision File 19T-19V006 in consideration of the applicable Provincial Policies, York Region and City Official Plan policies, the comments received from City Departments, external public agencies, the public, and the surrounding area context.

The Development Planning Department is of the opinion that the Applications are consistent with the PPS, conform to the Growth Plan, the YROP and VOP 2010, and

are compatible with the surrounding area context. On this basis, the Development Planning Department can support the approval of the Applications, subject to the Recommendations in this report, and the Conditions of Approval in Attachment 1.

For more information, please contact: Rebecca Roach, Planner, Development Planning Department, ext. 8626.

Attachments

1. Conditions of Draft Plan of Subdivision Approval
2. Context & Location Map
3. Draft Plan of Subdivision File 19T-19V006
4. Site Plan with Proposed Zoning

Prepared by

Rebecca Roach, Planner, extension 8626

Clement Messere, Senior Planner, extension 8409

Carmela Marrelli, Senior Manager of Development, extension 8791

Mauro Peverini, Director of Development Planning, extension 8407

Approved by

A handwritten signature in black ink, appearing to read 'Nick Spensieri', with a long horizontal line extending to the right.

Nick Spensieri, Deputy City Manager
Infrastructure Development

Reviewed by

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Jim Harnum, City Manager

ATTACHMENT NO.1

CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL

**DRAFT PLAN OF SUBDIVISION FILE 19T-19V006 (THE 'PLAN')
NICK OPPEDISANO AND VINCENZO MACRI (THE 'OWNER')
PART OF EAST HALF OF LOT 25, CONCESSION 7, CITY OF VAUGHAN**

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION FILE 19T-19V006 (THE 'PLAN'), ARE AS FOLLOWS:

The Owner shall satisfy the following Conditions of Approval:

1. The Conditions of Approval of the City of Vaughan as set out on Attachment No. 1a).
2. The Conditions of Approval of York Region as set out on Attachment No. 1b) and dated February 25, 2020.
3. The Conditions of Approval of the Toronto and Region Conservation Authority ('TRCA') as set out on Attachment No. 1c) and dated February 4, 2020.
4. The Conditions of Approval of Enbridge as set out in Attachment No. 1d) and dated March 3, 2020
5. The Conditions of Approval of Bell Canada as set out in Attachment No. 1e) and dated January 17, 2020
6. The Conditions of Approval of Canada Post as set out in Attachment No. 1f) and dated January 20, 2020
7. The Conditions of Approval of Alectra Utilities as set out in Attachment No. 1g) and dated January 15, 2020.

Clearances

1. Final Approval for registration may be issued in phases to the satisfaction of the City, subject to all applicable fees provided that:

- a) Phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure, schools and other essential services; and
 - b) all commenting agencies agree to registration by phases and provide clearances, as required in the Conditions in Attachment Nos. 1a), 1b), 1c), 1d), 1e), 1f) and 1g) and for registration; and furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
- 2. The City shall advise that Conditions on Attachment No. 1a) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
 - 3. York Region shall advise that Conditions on Attachment No. 1b) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
 - 4. The Toronto and Region Conservation Authority shall advise that Conditions on Attachment No. 1c) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
 - 5. Enbridge shall advise that Conditions on Attachment No. 1d) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
 - 6. Bell Canada shall advise that Conditions on Attachment No. 1e) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
 - 7. Canada Post shall advise that Conditions on Attachment No. 1f) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
 - 8. Alectra Utilities shall advise that Conditions on Attachment No. 1g) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

ATTACHMENT NO.1a)

**CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL
DRAFT PLAN OF SUBDIVISION FILE 19T-19V006 (THE 'PLAN')
NICK OPPEDISANO AND VINCENZO MACRI (THE 'OWNER')
PART OF EAST HALF OF LOT 25, CONCESSION 7, CITY OF VAUGHAN**

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION FILE 19T-19V006 (THE 'PLAN'), ARE AS FOLLOWS:

CITY OF VAUGHAN CONDITIONS

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by KLM Planning partners Inc., Project No. p-2915, dated April 29, 2019 (the 'Plan').
2. The lands within this Plan shall be appropriately zoned by a Zoning By-law which has come into effect in accordance with the *Planning Act*.
3. The Owner shall pay any and all outstanding application fees to the Development Planning Department, in accordance with the in-effect Tariff of Fees By-law.
4. The Owner shall enter into a Subdivision Agreement with the City to satisfy all conditions, financial or otherwise of the City, regarding matters as the City may consider necessary, including payment of development charges, the provision of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
5. The Owner shall pay to the City, a woodlot development charge at the rate of \$1,000.00 per residential dwelling unit in accordance with the City's Woodlot Acquisition Front-end Agreement.
6. The Owner shall dedicate land and/or pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% to the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's cash-in-lieu policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Office of the Infrastructure Development Department, Real Estate Services and the approved appraisal shall form the basis of the cash-in-lieu payment.
7. Prior to final approval, the Owner shall agree to provide formal written confirmation from the Trustee of the landowner's group, indicating and confirming the Owner (non-participating lands) have fully met all requirements with respect to parkland dedication.

8. Prior to final approval, the Owner shall complete a Stage 2 Archaeological Assessment and submit the report (and any other archaeological assessments that may be required) for clearance from the *Ontario Ministry of Heritage, Sport, Tourism and Culture Industries* to the satisfaction of the Cultural Heritage Division of the Development Planning Department.
9. Should archaeological resources be found on the property during construction activities, all work must cease, and both the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries and the City of Vaughan's Development Planning Department, Urban Design and Cultural Heritage Department shall be notified immediately.
10. In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.
11. In the event of a future development application involving further soil disturbance an archaeological assessment by a professional licensed archaeologist may be required and conditions of final approval may apply.
12. Prior to final approval, the Owner shall provide a detailed tree preservation study to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation based on the arborist report recommendations. In addition, the study shall quantify the value of the tree replacements using the Urban Design Tree Replacement Valuation outlined in the City's Tree Protection Protocol. The Owner shall not remove trees without written approval by the City. The Owner shall enter into a Tree Protection Agreement in accordance with City Council enacted Tree By-law 052-2018.
13. Prior to the Landscape Plan Review by Urban Design staff, a fee shall be provided by the Owner to the Development Planning Department in accordance with the Tariff of Fees for Vaughan Planning Applications – Landscape Plan Review.
 - a) This fee will include staff's review and approval of proposed streetscaping/landscaping within the development (including but not limited to urban design guidelines, landscape master plan, architectural design guidelines, perfect submission landscape architectural drawings, stormwater management pond planting plans, natural feature edge restoration/management plans), and tree inventory/preservation/removals plans.

- b) In addition, a fee will be applied for each subsequent inspection for the start of the guaranteed maintenance period and assumption of the development by the City of Vaughan.
14. Prior to final approval, the Owner shall agree in the subdivision agreement that all development shall proceed in accordance with the Vaughan Council approved Block 40/47 Pine Heights Community Architectural Design Guidelines prepared by John G. Williams Architect Ltd., and:
- a) A control architect shall be retained at the cost of the Owner with concurrence of the City to ensure compliance with the architectural design guidelines;
 - b) Prior to the submission of individual Building Permit applications, the control architect shall have stamped and signed drawings certifying compliance with the approved architectural guidelines; and
 - c) The City may undertake periodic reviews to ensure compliance with the architectural design guidelines. Should inadequate enforcement be evident, the City may cease to accept drawings stamped by the control architect and retain another control architect, at the expense of the Owner.
15. Prior to final approval, the Owner shall agree in the subdivision agreement that all development shall proceed in accordance with the approved Block 40/47 Pine Heights Community Landscape Master Plan prepared by NAK Design Strategies.
16. Prior to final approval, the Owner shall agree in the subdivision agreement that all development shall proceed in accordance with the City of Vaughan Sustainability Metrics program. The program shall present a set of metrics to quantify the sustainability performance of new development projects.
17. The following warning clauses Council approved September 29, 1997 with respect to “Tree Fees” shall be included in the subdivision agreement and in a schedule to all offers of purchase and sale, or lease for all lots/blocks within the entire Plan:
- a) “Purchasers are advised that the planting of trees on City boulevards in front of residential units is a requirement of the subdivision agreement. A drawing depicting the conceptual location for boulevard trees is included as a schedule in this subdivision agreement. This is a conceptual plan only and while every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice.”
 - b) “The City has not imposed an amount of a ‘Tree Fee’ or any other fee which may be charged as a condition of purchase for the planting of trees. Any ‘Tree Fee’ paid by the purchasers for boulevard trees does not

guarantee that a tree will be planted on the boulevard in front or on the side of a residential dwelling.”

18. The Owner shall agree in the subdivision agreement to erect an appropriate fence barrier along limits of the residential blocks that abut landscape Buffer Block 7 along Pine Valley Drive, to the satisfaction of the City.
19. The Owner shall agree in the subdivision agreement to erect permanent wood fence treatments for flanking residential blocks; to be coordinated with the environmental noise report and architectural design guidelines.
20. The Owner shall convey landscape buffer Block 7 to the City free of all cost and encumbrances.
21. The Owner shall agree in the subdivision agreement to provide a soils report for all street tree pits and planting beds throughout the subdivision to the satisfaction of the City.
22. The Owner shall acknowledge that development of the Plan must be coordinated with the development timelines for surrounding and shared roadways to the satisfaction of the City. Otherwise, temporary infrastructure must be provided for accesses, roadways and turnaround area to the satisfaction of the City.
23. The road allowances included in the Plan shall be designed in accordance with the City's standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3 metre reserves. The pattern of streets and layout of lots and blocks shall be designed to correspond and coincide with the pattern and layout of abutting developments.
24. Prior to final approval of the Plan, and/or conveyance of land, and/or any initiation of grading or construction, the Owner shall implement the following to the satisfaction of the City:
 - a) Submit a Phase One Environmental Site Assessment ('ESA') report and, if required and as applicable, a Phase Two ESA, Remedial Action Plan ('RAP'), Phase Three ESA report in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) for the lands within the Plan. The sampling and analysis plan prepared as part of the Phase Two ESA, Phase Three ESA, and RAP shall be developed in consultation with the City, implemented, and completed to the satisfaction of the City.
 - b) Should a change to a more sensitive land use as defined under O. Reg. 153/04 (as amended) or remediation of any portions of lands within the Plan be required to meet the applicable Standards set out in the Ministry of the Environment, Conservation and Parks ('MECP') document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the

Environmental Protection Act” (as amended), submit a complete copy of the satisfactory registration of the Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering all the lands within the Plan.

- c) Submit a sworn statutory declaration by the Owner confirming the environmental condition of the lands to be conveyed to the City.
 - d) Reimburse the City for the cost of the peer review of the ESA reports and RAP, as may be applicable.
25. For park/open space block(s) that are being conveyed to the City, prior to final approval of the Plan, and/or conveyance, and/or release of applicable portion of the Municipal Services Letter of Credit, the Owner shall implement the following to the satisfaction of the City:
- a) Submit a Phase Two Environmental Site Assessment ('ESA') report in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) assessing all park/open space block(s) in the Plan for contaminants of concern to the satisfaction of the City. On-site sampling of the park/open space block(s) shall be conducted only after the City has certified the rough grading of the park/open space block(s), but prior to the placement of topsoil and landscaping. The sampling and analysis plan prepared as part of the Phase Two ESA shall be developed in consultation with the City, implemented, and completed to the satisfaction of the City.
 - b) Should remediation of any portions of the park/open space block(s) within the Plan be required to meet the applicable Standards set out in the Ministry of the Environment, Conservation and Parks (MECP) document “Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the *Environmental Protection Act*” (as amended), submit a Remedial Action Plan ('RAP') and a complete copy of the satisfactory registration of the Record(s) of Site Condition ('RSCs') filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering the remediated park/open space block(s) within the Plan.
 - c) Submit a sworn statutory declaration by the Owner confirming the environmental condition of the lands to be conveyed to the City.
 - d) Reimburse the City for the cost of the peer review of the ESA reports and RAP, as may be applicable.
26. Prior to final approval, an environmental noise impact study, prepared at the Owner's expense, shall be submitted to the City for review and approval. The preparation of the noise report shall include the ultimate traffic volumes

associated with the surrounding road network. The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations set out in the approved noise report to the satisfaction of the City.

Blocks 1, 2, 4, 5 and 6 shall be developed only in conjunction with abutting lands in approved Draft Plan of Subdivision File 19T-03V25. The City shall not issue a Building Permit for the said Blocks until the lands are combined to the satisfaction of the City.

27. Prior to final approval of the Plan, the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 40/47 North to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services within Block 40/47 North. This agreement shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands.
28. The Owner acknowledges that cash-in-lieu of parkland shall be paid in accordance with Section 42 of the Planning Act and conform to the City's "Cash-in-lieu of Parkland Policy". If required, non-participating Owners shall be required, to pay additional cash-in-lieu to the City.
29. Prior to final approval of the Plan, the Trustee for Block 40/47 North shall provide the City with a letter indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 40/47 North Landowners Cost Sharing Agreement.
30. Prior to final approval of the Plan, the Owner shall enter into a Developers' Group Cost Sharing Agreement specifically for the Pine Valley North Sanitary Pump Station and related trunk sewers/forcemain. The parties to this agreement shall include all benefiting landowners within Block 40 South, Block 40/47 North, Block 55, and Block 41.
31. Prior to final approval of the Plan, the Trustee for the Pine Valley North Sanitary Pump Station Cost Sharing Agreement shall provide the City with a letter indicating the Owner has fulfilled all cost sharing obligations for this agreement.
 - a) Prior to final approval of the Plan, the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 40/47 North to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services within Block 40/47 North. This agreement shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands.

The Owner acknowledges that cash-in-lieu of parkland shall be paid in accordance with Section 42 of the *Planning Act* and conform to the City's

“Cash-in-lieu of Parkland Policy”. If required, non-participating Owners shall be required, to pay additional cash-in-lieu to the City.

- b) Prior to final approval of the Plan, the Trustee for Block 40/47 North shall provide the City with a letter indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 40/47 North Landowners Cost Sharing Agreement.
32. The Owner shall not apply for Building Permits and the City shall not issue Building Permits until the City is satisfied that adequate road access, potable municipal water supply, sanitary sewers and storm drainage facilities are available to service the Plan or that arrangements have been made for their completion to the satisfaction of the City.
- The Owner acknowledges that the servicing of the Plan is dependent on the municipal services and public roads on abutting plans of subdivision within Block 40/47 North, including the Pine Valley North Sewage Pumping Station, associated servicing and the sanitary sewer and watermain valley crossings incorporated into the pedestrian bridges.
33. The Owner shall convey road widenings free and clear of all costs and encumbrances as necessary to facilitate the roadway improvement works along Teston Road west of Pine Valley Drive in accordance with the City’s Official Plan.
34. The Owner shall revise the Plan to the satisfaction of the Development Engineering Department prior to final approval.
35. The Owner acknowledges that development of the subject lands shall be coordinated with the development timelines for surrounding and shared roadways to the satisfaction of the City. Otherwise, temporary infrastructure must be provided for accesses, roadways and turnaround areas to the satisfaction of the City.
36. The road allowances included within this Plan shall be dedicated as public highways without monetary consideration and free of all encumbrances.
37. The road allowances included within this Plan shall be named to the satisfaction of the City and the Regional Planning Department.
38. Any dead ends or open sides of road allowances created by this Plan shall be terminated in 0.3 metre reserves, to be conveyed to the City without monetary consideration and free of all encumbrances, to be held by the City until required for future road allowances or development of adjacent lands.
39. The Owner shall agree in the subdivision agreement that construction access shall be provided only in a location approved by the City and the Region of York.

40. Prior to final approval of the Plan, the Owner shall provide easements as may be required for utility, drainage or construction purposes shall be granted to the appropriate authority(ies), free of all charge and encumbrance.
41. Prior to final approval, a soils report prepared at the Owner's expense shall be submitted to the City for review and approval. The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations including pavement design structure for ideal and non-ideal conditions to the satisfaction of the City.
42. Prior to the initiation of grading, and prior to the registration of this Plan or any phase thereof, the Owner shall submit to the City for review and approval the following:
 - a) A detailed engineering report that describes the storm drainage system for the proposed development within this Plan, which report shall include:
 - i. plans illustrating how this drainage system will tie into surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, how external flows will be accommodated, and the design capacity of the receiving system;
 - ii. the location and description of all outlets and other facilities;
 - iii. storm water management techniques which may be required to control minor or major flows; and
 - iv. proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction.

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

43. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost of any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized by others to accommodate the development of the Plan.
44. Prior to final approval of the Plan, the Owner shall make the necessary arrangements at the expense of the Owner for the relocation of any utilities required by the development of the Plan to the satisfaction of the City.
45. The Owner shall agree in the subdivision agreement to design, purchase material and install a streetlighting system in the Plan in accordance with City Standards

and specifications. This Plan shall be provided with decorative streetlighting to the satisfaction of the City.

46. The Owner shall agree in the subdivision agreement, that all lots or blocks to be left vacant shall be graded, seeded, maintained and signed to prohibit dumping and trespassing.
47. The Owner shall agree in the subdivision agreement to maintain adequate chlorine residuals in the watermain within the Plan after successful testing and connection to the potable municipal water system and continue until such time as determined by the City or until assumption of the Plan. In order to maintain adequate chlorine residuals, the Owner will be required to retain a licensed water operator to flush the water system and sample for chlorine residuals on a regular basis determined by the City. The Owner shall be responsible for the costs associated with these activities including the metered consumption of water used in the program.
48. The Owner shall cause the following warning clauses to be included in a schedule to all offers of purchase and sale, or lease for all lots/blocks within the entire Plan:
 - a) "Purchasers and/or tenants are advised that proper grading of all lots in conformity with the Subdivision Grading Plans is a requirement of this subdivision agreement.

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

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

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

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

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

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

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

- d) "Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox as per requirements dictated by Canada Post. The location of the mailbox shall be shown on the community plan provided by the Owner in its Sales Office."
- e) "Purchasers and/or tenants are advised that despite the inclusion of noise control features within both the development area and the individual building units, noise levels, including from construction activities, may be of concern and occasionally interfere with some activities of the building occupants."
- f) "Purchasers and/or tenants are advised that fencing and/or noise attenuation features along the lot lines of lots and blocks abutting public lands, including public highway, laneway, walkway or other similar public space, is a requirement of this subdivision agreement and that all required fencing and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3m reserve, as shown on the Construction Drawings.

- g) "The City has taken a Letter of Credit from the Owner for security to ensure all fencing including, but not limited to privacy fencing, chain link fencing and acoustic fencing, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for fencing, is not a requirement of this subdivision agreement."
- h) "Purchasers and/or tenants are advised that fencing along the lot lines of Lots and locks abutting public lands is a requirement of this subdivision agreement and that all required fencing, noise attenuation feature and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 metre reserve, as shown on the Construction Drawings."

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

The maintenance of the noise attenuation feature or fencing shall not be the responsibility of the City, or the Region of York and shall be maintained by the Owner until assumption of the services of the Plan. Thereafter the maintenance of the noise attenuation feature or fencing shall be the sole responsibility of the lot owner. Landscaping provided on Regional Road rights-of-way by the Owner or the City for aesthetic purposes shall be approved by the Region and maintained by the City with the exception of the usual grass maintenance."

- i) "Purchasers and/or tenants are advised that this Plan is designed to include rear lot catch basins. The rear lot catch basin is designed to receive and carry only clean stormwater. It is the homeowner's responsibility to maintain the rear lot catch basin in proper working condition by ensuring that the grate is kept clear of ice, leaves and other debris that would prevent stormwater from entering the catch basin. The rear lot catch basins are shown on the Construction Drawings and the location is subject to change without notice."
- j) "Purchasers and/or tenants are advised that the Owner (Subdivision Developer) has made a contribution towards recycling containers for each residential unit as a requirement of this subdivision agreement. The City has taken this contribution from the Owner to off-set the cost for the recycling containers, therefore, direct cash deposit from the Purchasers to the Owner for recycling containers purposes is not a requirement of the City of Vaughan. The intent of this initiative is to encourage the home Purchasers to participate in the City's waste diversion programs and

obtain their recycling containers from the Joint Operation Centre (JOC), 2800 Rutherford Road, Vaughan, Ontario, L4K 2N9, (905) 832-8562; the JOC is located on the north side of Rutherford Road just west of Melville Avenue."

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

49. The Owner shall cause the following to be displayed on the interior wall of the sales office, information approved by the City of Vaughan, prior to offering any units for sale, to be monitored periodically by the City. No Building Permit(s) shall be issued for a sales office or model home, or a residential unit until such information is approved by the City of Vaughan.

- the Block Plan for the broader area, showing surrounding land uses, arterials/highways, railways and hydro lines, etc.
- the location of street utilities, community mailboxes, entrance features, fencing and noise attenuation features, together with the sidewalk plan approved in conjunction with Draft Plan approval.
- the location of parks, open space, stormwater management facilities and trails. the location of institutional uses, including schools, places of worship, community facilities.
- the location and type of commercial sites.
- colour-coded residential for singles, semis, multiples, and apartment units.
- the following notes in BOLD CAPITAL TYPE on the map:

"For further information, on proposed and existing land uses, please call or visit the City of Vaughan, Development Planning Department, at 2141 Major Mackenzie Drive, L6A 1T1; (905)832-8585."

"For detailed grading and berming information, please call the developer's engineering consultant, (name) at * ".

"This map is based on information available as of (date of map) and may be revised or updated without notification to purchasers."

[In such circumstances, the Owner is responsible for updating the map and forwarding it to the City for verification.]

50. Where the Owner proposes to proceed with the construction of a model home(s) prior to registration of the Plan, the Owner shall enter into an agreement with the City, setting out the conditions, and shall fulfill relevant conditions of that agreement prior to issuance of a Building Permit.
51. Prior to the transfer of any lot or block on the Plan, the Owner shall submit to the City satisfactory evidence that the appropriate warning clauses required by the Subdivision Agreement have been included in the Offers of Purchase and Sale or Lease for such lot or block



February 25, 2020

Christina Bruce
Interim Director of Development Planning
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Attention: Rebecca Roach, Planner

**RE: Draft Plan of Subdivision 19T-19V006 (SUBP.20.V.0002)
Zoning By-law Amendment Z.19.037 (ZBA.20.V.0007)
Part of the East Half of Lot 25, Concession 7
10590 & 10610 Pine Valley Drive
(Nick Oppedisano and Vincenzo Macri)
City of Vaughan**

York Region has now completed its review of the above noted draft plan of subdivision prepared by KLM Planning Partners Inc., Project No. P-2812, dated October 17, 2019. The proposed development is located at 10590 & 10610 Pine Valley Drive, south of Teston Road on the west side of Pine Valley Drive, in the City of Vaughan. The draft plan of subdivision will facilitate the development of 17.5 townhouse units and blocks for a landscape buffer, road widening and 0.3m reserves, within a 0.79 ha site.

Sanitary Sewage and Water Supply

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

- West Vaughan Sewage Servicing – 2028 estimated completion, and
- Other projects as may be identified in future studies.

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

The Functional Servicing Report (FSR) and the site servicing plan indicate the wastewater servicing for the proposed development will be provided by connecting to the proposed City of Vaughan local water and wastewater infrastructure on Greville Street. Should there be any

change in the proposed servicing scheme, the Owner shall forward the revised site servicing plan to the Region for review and record.

Transportation Comments

The Transportation and Infrastructure Planning Branch has reviewed the supporting Traffic Impact Study, prepared by Cole Engineering, dated December 2019 and comments are attached.

Zoning By-law Amendment

The zoning by-law amendment proposes to rezone the subject lands from "A Agricultural" to "RT1 Residential Townhouse" with additional exceptions. This is considered a matter of local significance and Regional Planning staff do not have comments on the amendment.

Summary

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

Please contact Justin Wong, Planner, at 1-877-464-9675 ext. 71577 or by email at Justin.Wong@york.ca should you require further assistance.

Yours truly,



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

JW/

Attachments (2) Schedule of Conditions
 Memorandum – Technical Comments

YORK-#10603885-v1-19T-19V006_&_Z_19_037_-_Regional_Condition_Letter

Schedule of Clauses/Conditions
19T-19V006 (SUBP.20.V.0002)
Part of the East Half of Lot 25, Concession 7
10590 & 10610 Pine Valley Drive
(Nick Oppedisano and Vincenzo Macri)
City of Vaughan

Re: KLM Planning Partners Inc., Project No. P-2812, dated October 17, 2019

Clauses/Conditions to be Included in the Subdivision Agreement

1. The Owner shall save harmless the City of Vaughan and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
2. The Owner shall provide direct shared pedestrian/cycling facilities and connections from the proposed development to boundary roadways and adjacent developments to support active transportation and public transit, where appropriate.
3. The Owner shall advise all potential purchasers of the existing and future introduction of transit services.
4. The Owner shall agree where enhanced landscape features beyond street tree planting, sod and concrete walkways are proposed in the York Region right-of-way by the Owner or the area municipality, these features must be approved by Development Engineering and shall be maintained by the area municipality. Failure to maintain these landscape features to York Region's satisfaction will result in the area municipality incurring the cost of maintenance and/or removal undertaken by the Region.
5. The Owner shall implement the noise attenuation features as recommended by the noise study and to the satisfaction of Development Engineering.
6. The Owner shall agree that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.
7. The Owner shall include the following warning clause with respect to the lots or blocks affected:

"Purchasers are advised that 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."

8. Where noise attenuation features will abut a York Region right-of-way, the Owner shall agree in wording satisfactory to York Region's Development Engineering, as follows:
 - a) That no part of any noise attenuation feature shall be constructed on or within the York Region right-of-way,
 - b) That noise fences adjacent to York Region roads may be constructed on the private side of the 0.3 metre reserve and may be a maximum 2.5 metres in height, subject to the area municipality's concurrence, and
 - c) That maintenance of the noise barriers and fences bordering on York Region Right-Of-Way's shall not be the responsibility of York Region.
9. The Owner shall agree that prior to the development approval of Blocks 7 & 8, that access to Blocks 7 & 8 shall be via Constain Crescent (the internal road network) and direct access to Pine Valley Drive will not be permitted.
10. The Owner shall agree to be responsible for determining the location of all utility plants within York Region right-of-way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner must review, or ensure that any consultants retained by the Owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.

Conditions to be Satisfied Prior to Final Approval

11. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the City of Vaughan and York Region.
12. The Owner shall provide to the Region the following documentation to confirm that water and wastewater services are available to the subject development and have been allocated by the City of Vaughan:
 - A copy of the Council resolution confirming that the City of Vaughan has allocated servicing capacity, specifying the specific source of the capacity, to the development proposed within this site plan, and
 - A copy of an email confirmation by City of Vaughan staff stating that the allocation to the subject development remains valid at the time of the request for regional clearance of this condition.

13. The Owner shall provide an electronic set of the final engineering drawings showing the watermains and sewers for the proposed development to the Community Planning and Development Services division and the Infrastructure Asset Management Branch for record.
14. The Owner shall provide a drawing to show the layout of active transportation facilities and connections internal to the site and to the Regional roads.
15. Concurrent with the submission of the subdivision servicing application (MOE) to the area municipality, the Owner shall provide a set of engineering drawings, for any works to be constructed on or adjacent to the York Region road, to Development Engineering, Attention: Manager, Development Engineering, that includes the following drawings:
 - a) Plan and Profile for the York Region road and intersections;
 - b) Grading and Servicing;
 - c) Intersection/Road Improvements, including the recommendations of the Traffic Report;
 - d) Construction Access Design;
 - e) Utility and underground services Location Plans;
 - f) Signalization and Illumination Designs;
 - g) Line Painting;
 - h) Traffic Control/Management Plans;
 - i) Erosion and Siltation Control Plans;
 - j) Landscaping Plans, including tree preservation, relocation and removals;
 - k) Sidewalk locations, concrete pedestrian access to existing and future transit services and transit stop locations as required by York Region Transit/Viva
 - l) Functional Servicing Report (water, sanitary and storm services)
 - m) Water supply and distribution report;
 - n) Engineering drawings showing plan and profile views of proposed works related to connections to or crossing of Regional watermain or sewer, including the following, as applicable:
 - Disinfection Plan
 - MOECC Form 1- Record of Watermains Authorized as a Future Alteration
 - o) Engineering drawings showing plan and profile views of proposed sewers and watermains and appurtenances, including manholes, watermains, valves, hydrants, etc. proposed within the subdivision.
16. The Owner shall submit a detailed Development Charge Credit Application to York Region, if applicable, to claim any works proposed within the York Region right-of-way. Only those works located in their ultimate location based on the next planning upgrade for this right-of-way will be considered eligible for credit, and any work done prior to submission without prior approval will not be eligible for credit.
17. The Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality. Three (3) sets of engineering drawings

(stamped and signed by a professional engineer), and MOE forms together with any supporting information shall be submitted to Development Engineering, Attention: Mrs. Eva Pulnicki, P.Eng.

18. The location and design of the construction access for the subdivision work shall be completed to the satisfaction of Development Engineering and illustrated on the Engineering Drawings.
19. The Owner shall demonstrate, to the satisfaction of Development Engineering, that all existing driveway(s) along the Regional road frontage of this subdivision will be removed as part of the subdivision work, at no cost to York Region.
20. The Owner shall demonstrate, to the satisfaction of Development Engineering that elevations along the streetline shall be 0.2 metres above the centreline elevations of the York Region roadway, unless otherwise specified by Development Engineering.
21. The Owner shall demonstrate, to the satisfaction of Development Engineering, that the Owner will provide the installation of visual screening across the frontage of Block 3, and within the landscape buffer, consisting of either a screening fence or a combination of a berm and appropriate planting, to a minimum of 1.8 metres in height, to be located within the right-of-way of Constain Crescent. The Owner shall submit to Development Engineering for review and approval, landscape plans showing the proposed planting for headlight screening purposes.
22. The Owner shall have prepared, by a qualified Tree Professional, a Tree Inventory and Preservation/Removals Plan and Arborist Report identifying all existing woody vegetation within the York Region right-of-way to be removed, preserved or relocated. The report/plan, submitted to Development Engineering for review and approval, shall adhere to the requirements outlined in the York Region Street Tree and Forest Preservation Guidelines and shall be to the satisfaction of York Region Natural Heritage and Forestry Staff.
23. The Owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of Development Engineering recommending noise attenuation features.
24. The Region requires the Owner submit a Phase One Environmental Site Assessment ("ESA") in general accordance with the requirements of the Environmental Protection Act and O. Reg. 153/04 Records of Site Condition, as amended ("O. Reg. 153/04"). The Phase One ESA must be for the Owner's property that is the subject of the application and include the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase

One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. The Region, at its discretion, may require further study, investigation, assessment, delineation and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or documentation must be provided to the Region in the Region's standard format and/or contain terms and conditions satisfactory to the Region.

The Region requires a certified written statement from the Owner that, as of the date title to the Conveyance Lands is transferred to the Region: (i) there are no contaminants of concern, within the meaning of O. Reg. 153/04, which are present at, in, on, or under the property, or emanating or migrating from the property to the Conveyance Lands at levels that exceed the MOECC full depth site condition standards applicable to the property; (ii) no pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, in, on or under the Conveyance Lands; and (iii) there are no underground or aboveground tanks, related piping, equipment and appurtenances located at, in, on or under the Conveyance Lands.

The Owner shall be responsible for all costs associated with the preparation and delivery of the Phase One ESA, any subsequent environmental work, reports or other documentation, reliance and the Owner's certified written statement.

25. Upon registration of the plan, the Owner shall convey the following lands to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the Regional Solicitor:

- a) A widening across the full frontage of the site where it abuts Pine Valley Drive of sufficient width to provide a minimum of 18 metres from the centreline of construction of Pine Valley Drive,
- b) The complementary portion of the 15 metre by 15 metre daylight triangle at the north-west corner of the Pine Valley Drive and Brant Drive intersection,
- c) A 0.3 metre reserve across the full frontage of the site, except at the approved access location, adjacent to the above noted widening, where it abuts Pine Valley Drive, and

- d) An additional 2 metre widening, 50 metres in length, together with a 70 metre taper for the purpose of a southbound right turn lane at the intersection of Pine Valley drive and Brant Drive.
- 26. The Owner shall provide a solicitor's certificate of title in a form satisfactory to York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.
- 27. The Owner shall demonstrate, to the satisfaction of Development Engineering, that all local underground services will be installed within the area of the development lands and not within York Region's road allowance. If a buffer or easement is needed to accommodate the local services adjacent to York Region's right-of-way, then the Owner shall provide a satisfactory buffer or easement to the Area Municipality, at no cost to the Region.
- 28. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
- 29. The Owner shall enter into an agreement with York Region, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable in accordance with Regional Development Charges By-law in effect at the time that Regional development charges, or any part thereof, are payable.
- 30. The Regional Corporate Services Department shall advise that Conditions 1 to 29 inclusive, have been satisfied.



February 4, 2020

CFN 62602.02

SENT BY E-MAIL: rebecca.roach@vaughan.ca

Rebecca Roach
Planner
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Ms. Roach:

**Re: Zoning Bylaw Amendment Application Z.19.037
Draft Plan of Subdivision Application 19T-19V006
10590 & 10620 Pine Valley Drive
City of Vaughan
Nick Oppedisano (Agent: KLM Planning Partners Inc. c/o Robert Lavecchia)**

This letter acknowledges receipt of the above-noted application, received by the Toronto and Region Conservation Authority (TRCA) on January 14, 2020. Toronto and Region Conservation Authority (TRCA) staff has reviewed the above noted application, and as per "The Living City Policies for Planning and Development within the Watersheds of the TRCA" (LCP), provides the following comments as part of TRCA's commenting role under the *Planning Act*; the Authority's delegated responsibility of representing the provincial interest on natural hazards encompassed by Section 3.1 of the Provincial Policy Statement, 2014; TRCA's Regulatory Authority under Ontario Regulation 166/06, *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*; and our Memorandum of Understanding (MOU) with the Region of York, wherein we provide technical environmental advice. A list of the materials reviewed is included in Appendix 'A'.

Background

It is our understanding that the purpose of the above-noted applications is to facilitate a residential development consisting of 14.5 lots for street townhouse dwellings arranged into 15 development blocks as well as a new road (extension of Costain Crescent) and a landscape buffer block.

Each of the subject properties is currently developed with a single detached home which are proposed to be demolished for the proposed development. The subject properties are part of Block 47, but they did not participant in the MESP process for Block 40/47. TRCA were involved in the review of the MESP and approved the associated servicing assessments and plans.

Applicable Policies and Regulations**CTC Source Protection Plan**

The Source Protection Plan (SPP) under the *Clean Water Act*, 2006, developed for the Credit Valley, Toronto and Region and Central Lake Ontario (CTC) Source Protection Region took effect on December 31, 2015. The CTC SPP contains policies to ensure that existing activities occurring when the plan takes effect cease to be significant drinking water threats and to prevent future activities from becoming significant threats to drinking water.

Vulnerable Areas referred to as Wellhead Protection Area-Q2 (WHPA-Q2) have been delineated by the CTC SPP in accordance with Technical Rules developed by the Ministry of the Environment under O. Reg. 287/07. This WHPA-Q2 area was identified to help manage activities that may reduce recharge to an aquifer (Prescribed Threat No. 20 under the *Clean Water Act*, 2006). Certain types of applications within the WHPA-Q2 area are subject to CTC SPP Policy REC-1 parts 2 a) and b) and require the submission of a site-specific water balance assessment to mitigate development-related impacts to recharge reduction.

As a technical service provider to the municipality for the REC-1 2 a) and b) policies of the CTC SPP, TRCA's role is to review water balance assessments to ensure they comply with standard practices outlined in guidance to proponents and make recommendations to the Planning Approval Authority as to whether pre-development recharge will be maintained. However, as municipalities are the Planning Approval Authority responsible for implementing the REC-1 Policy, the City of Vaughan is required to ensure this application conforms to the CTC SPP.

Ontario Regulation 166/06

Based on a review of available mapping, TRCA staff can confirm that the subject properties are not located within TRCA's Regulated Area. As such, a permit pursuant to Ontario Regulation 166/06 would not be required for the proposed development.

Application-Specific Comments

As noted above, the subject properties are located within the WHPA-Q2 area. As such, the Draft Plan of Subdivision application is subject to CTC SPP Policy REC-1 parts 2 a) and b) and requires the submission of a site-specific water balance assessment. The purpose of the water balance assessment is to identify how pre-development infiltration levels on the site will be maintained with the impervious cover on the property increasing.

1. The Functional Servicing and Stormwater Management Report, prepared by Schaeffers Consulting Engineers, dated November 2019, included a water balance assessment component. TRCA staff have reviewed this component of the report and are satisfied with the analysis and mitigation strategy proposed. As such, it is the opinion of TRCA staff that the proposed development meets the intent of the REC-1 parts 2 a) and b) policy of the Source Protection Plan.
2. Based on a review of the associated plans there does not appear to be any overflow provision for the rear-yard infiltration trenches. In the absence of an overflow mechanism, localized surface ponding in the rear yards can be expected during significant rainfall events. This comment is provided for the consideration of the City Vaughan engineering staff.

Recommendations

Based on the above, TRCA staff have no objection to the approval of Zoning Bylaw Amendment Z.19.037 and Draft Plan of Subdivision 19T-19V006, subject to the following condition:

1. The Owner agrees in the Subdivision Agreement to carry out, or caused to be carried out, the water balance mitigation strategy as described in the Functional Servicing and Stormwater Management Report, prepared by Schaeffers Consulting Engineers, dated November 2019.

We trust these comments are of assistance. Should you have any questions, please contact me at extension 5256 or at Hamedeh.Razavi@trca.ca

Sincerely,



Hamedeh Razavi
Planner I
Planning and Development

HR/jb

Cc: Robert Lavecchia, KLM Planning (rlavecchia@klmplanning.com)
Jackie Burkart, TRCA (jackie.burkart@trca.ca)
Joe Landolfi, the City of Vaughan, (Joe.Landolfi@vaughan.ca)

Appendix 'A' Materials Reviewed by TRCA

- Drawing No 19:02, Draft Plan of Subdivision, prepared by KLM Planning Partners Inc., dated October 17, 2019, received by TRCA, January 14, 2020;
- Functional Servicing and Stormwater Management Report, prepared by Schaeffers Consulting Engineers, dated November 2019, received by TRCA January 14, 2020;
- Preliminary Site Servicing and Grading Plan, prepared by Schaeffers Consulting Engineers, dated December 2019, received by TRCA January 14, 2020.



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

March 3, 2020

Rebecca Roach
Planner
City of Vaughan
Development Planning Department
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Rebecca,

Re: Draft Plan of Subdivision, Zoning By-law Amendment
Nick Oppedisano
10590 & 10620 Pine Valley Drive
City of Vaughan
File No.: 19T-19V006, Z-19-037

Enbridge Gas Inc. does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.

This response does not constitute a pipe locate, clearance for construction or availability of gas.

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

In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas Inc. at no cost.

Sincerely,

A handwritten signature in black ink that reads 'Alice Coleman'.

Alice Coleman
Municipal Planning Analyst
Long Range Distribution Planning

ENBRIDGE GAS INC.
TEL: 416-495-5386
MunicipalPlanning@enbridge.com
500 Consumers Rd, North York, ON, M2J 1P8

enbridgegas.com
Safety. Integrity. Respect.

Roach, Rebecca

From: circulations@wsp.com
Sent: Friday, January 17, 2020 3:27 PM
To: Roach, Rebecca
Subject: ZBLA (Z.19.037) and Draft Plan of Subdivision (19T-19V006), 10590 & 10620 Pine Valley Dr., Vaughan

2020-01-17

Rebecca Roach

Vaughan

''

Attention: Rebecca Roach

Re: ZBLA (Z.19.037) and Draft Plan of Subdivision (19T-19V006), 10590 & 10620 Pine Valley Dr., Vaughan; Your File No. Z.19.037,19T-19V006

Our File No. 86260

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application.

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

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

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

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

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

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

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

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

As of June 1, 2019, Meaghan Palynchuk will be taking maternity leave and returning in the first quarter of 2020. In my absence please contact Ryan Courville for any matters concerning this file.

Yours truly,

Ryan Courville
Access Network Provisioning Manager
Municipal Relations
Phone: 416-570-6726
Email: planninganddevelopment@bell.ca

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-LAEmHhHzdJzBITWfa4Hgs7pbKl

Attachment No. 1f) - Canada Post

January 20, 2020

City of Vaughan – Planning Department

To: **Rebecca Roach, Planner, Development Planning**

Reference: **File: Z.19.037 related file: 19T-19V006**
10590 & 10620 Pine Valley Dr
22 lots – street townhouses

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

Canada Post has reviewed the proposal of the 22 street townhouses for the above noted Development Application and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mail Boxes.

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

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

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

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

As the project nears completion, it is requested that the Developer contact me directly during the design stage of the above project, to discuss a suitable mailbox location.

Should there be any concerns pertaining to our mail delivery policy requirements, please contact the undersigned.

Sincerely,

Lorraine Farquharson

Lorraine Farquharson

Delivery Services Officer | Delivery Planning - GTA

200 – 5210 Bradco Blvd

Mississauga, ON L6W 1G7

(416) 262-2394

lorraine.farquharson@canadapost.ca

Revised: January 7, 2020

Date: January 15th, 2020

Attention: **Stephan Posikira**

RE: Request for Comments

File No.: **19T-19V006**

Applicant: Nick Oppedisano

Location 10590 & 10620 Pine Valley Drive

Revised: January 7, 2020

COMMENTS:

☐

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

☒

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

☐

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

☐

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

☐

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

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

The owner(s), or his/her/their agent, for this plan is/are required to contact Alectra Utilities to obtain a subdivision application form (SAF) and to discuss all aspects of the above project. The information on the SAF must be accurate to reduce unnecessary customer costs, and to provide a realistic in-service date. The information from the SAF is also used to allocate/order materials, to assign a technician to the project, and to place the project in the appropriate queue. A subdivision application form is enclosed with this request for comments.

Alectra Utilities will prepare the electrical distribution system (EDS) design for the subdivision. The subdivision project will be assigned to an Alectra Utilities design staff upon receipt of a completed SAF. The design of the subdivision can only commence upon receiving a design prepayment and the required information outlined on the SAF.

Alectra Utilities will obtain the developer(s) approval of the EDS design, and obtain the required approvals from local government agencies for EDS installed outside of the subdivision limit. Alectra Utilities will provide the developer(s) with an Offer to Connect (OTC) agreement which will specify the responsibilities of each party and an Economic Evaluation Model outlining the cost sharing arrangement of the EDS installation between both parties. The OTC agreement must be executed by both parties and all payments, letter of credits and easements received in full before Alectra Utilities can issue the design for construction.

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

Revised: January 7, 2020

All communication, street light or other pedestal(s) or equipment(s) must not be installed near Alectra Utilities transformers and/or switchgears. Enclosed with this request for comments are Alectra Utilities clearance standards.

Existing Alectra Utilities plant in conflict due to driveway locations or clearances to the existing overhead or underground distribution system will have to be relocated by Alectra at the Developer's cost.

We trust this information is adequate for your files.

Regards,

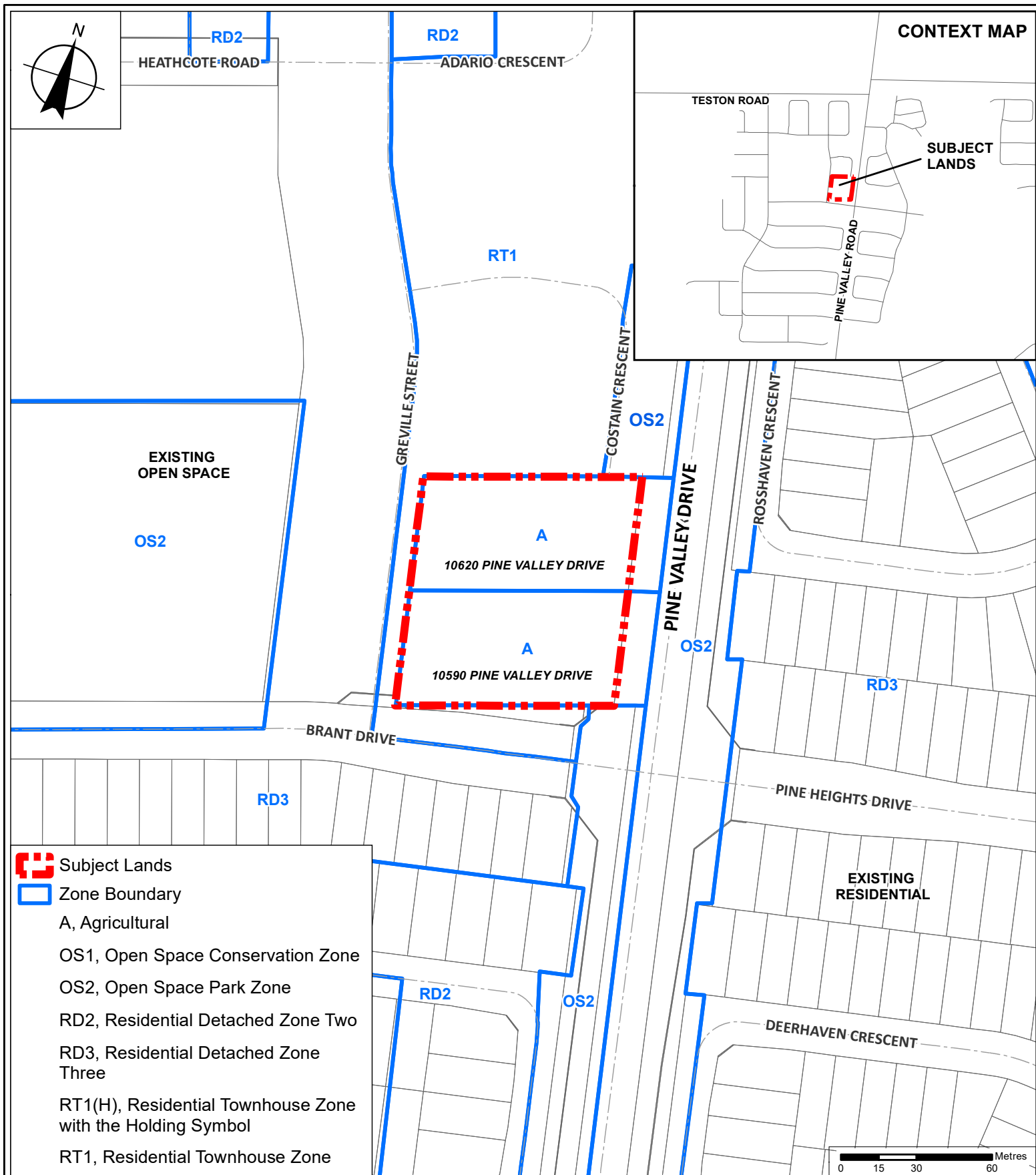
Mr. Tony D'Onofrio

Supervisor, Subdivisions

Phone: 905-532-4419

E-mail: tony.donofrio@alecrautilities.com

Subdivision Application Information Form is available by emailing tony.donofrio@alecrautilities.com



Context Location Map

Location:
Part of Lot 25, Concession 7

Applicant:
Nick Oppedisano and Vincenzo Macri

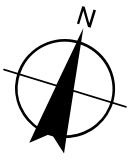


Attachment

Files:
Z.19.037 and
19T-19V006

Date:
September 15, 2020

2




BLOCK OF
DRAFT PLAN OF
SUBDIVISION
FILE 19T-03V25
(PHASE 2)

BLOCK OF
DRAFT PLAN OF
SUBDIVISION
FILE 19T-03V25
(PHASE 2)

BLOCK OF
DRAFT PLAN OF
SUBDIVISION
FILE 19T-03V25
(PHASE 1)

BLOCK OF
DRAFT PLAN OF
SUBDIVISION
FILE 19T-03V25
(PHASE 1)

 Subject Lands

Draft Plan of Subdivision File 19T-19V006

Location:
Part of Lot 25, Concession 7

Applicant:
Nick Oppedisano and Vincenzo Macri

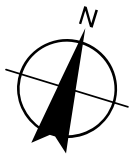


Attachment

Files:
Z.19.037 and
19T-19V006

Date:
September 15, 2020

3



* DENOTES UNITS ON BLOCKS WHICH WILL NEED TO BE COMBINED WITH BLOCKS IN DRAFT PLAN OF SUBDIVISION 19T-03V25 AT A FUTURE DATE.

BLOCK OF DRAFT PLAN OF SUBDIVISION FILE 19T-03V25 (PHASE 2)

GREVILLE STREET

CHIMNEY

BAY WINDOW

BLOCK 5 *

BLOCK 6

BLOCK 4

BLOCK 3

RT1

COSTAIN CRESCENT

VISITOR PARKING (4 SPACES)

OS2

BLOCK 7

PINE VALLEY DRIVE

BLOCK 8 ROAD WIDENING

BLOCK 1

BLOCK 2

DECK ABOVE GARAGE

BLOCK 15

BRANT DRIVE

BLOCK OF DRAFT PLAN OF SUBDIVISION FILE 19T-03V25 (PHASE 1)

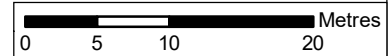
BLOCK OF DRAFT PLAN OF SUBDIVISION FILE 19T-03V25 (PHASE 1)



Subject Lands

OS2, Open Space Park Zone

RT1, Residential Townhouse Zone



Site Plan with Proposed Zoning

Location:
Part of Lot 25, Concession 7

Applicant:
Nick Oppedisano and Vincenzo Macri



Attachment

Files:
Z.19.037 and
19T-19V006

Date:
September 15, 2020

4

**CITY OF VAUGHAN
REPORT NO. 1 OF THE
SMART CITY TASK FORCE**

***For consideration by the Committee of the Whole
of the City of Vaughan
on September 15, 2020***

The Smart City Task Force met at 9:04 a.m., on June 30, 2020.

ELECTRONIC PARTICIPATION

Present: Mayor Maurizio Bevilacqua, Chair
Cr. Sandra Yeung Racco, Vice Chair
Nabila Alibhai, Alectra
Rob Brickman
Pina D'Agostino, Osgoode Hall Law School
Liana Di Marco
Judy Farvolden, University of Toronto
Vivek Khopkar
Thano Lambrinos, QuadReal
Ted Maulucci, SmartOne
Julie Morin, Microsoft
Mary Proc
Mark Singh
Richard Tam, Mackenzie Health

Also Present: Kathy Kestides, Director, Transformation and Strategy
Raphael Costa, Acting Director, Economic and Cultural Development
Frank Di Palma, Chief Information Officer
Stephen Spracklin, Director Legal Services and Deputy City Solicitor,
Litigation and Municipal Law
Michael Genova, Director, Corporate and Strategic Communications
Kitty Yung, Project Manager, Smart City Business Program
Mae Caldarelli, Stakeholder and Community Engagement Specialist
John Britto, Council / Committee Administrator

Also Present: Dr. Amir Asif, York University
(Guests) Lucy Casacia, WSP Canada.
Daniel Hengeveld, Toronto Global

The following items were dealt with:

1. INTRODUCTIONS

The Smart City Task Force advises Council:

- 1) That the Chair and the Vice Chair provided opening remarks and welcomed the members to the Smart City Task Force.**

2. NEW MEMBERS

The Smart City Task Force advises Council:

- 1) That the members introduced themselves;**
- 2) That the Declarations of Office were Virtually Commissioned by the Deputy City Clerk; and**
- 3) That a copy of the meeting rules and procedures was previously emailed to all members of the Smart City Task Force by the Council/Committee Administrator.**

3. SMART CITY AND DIGITAL STRATEGY – BACKGROUND INFORMATION

The Smart City Task Force advises Council:

- 1) That the presentation by the Project Manager, Smart City Business Program and the Chief Information Officer was received.**

4. VISIONING FACILITATION - WHAT DOES SMART CITIES MEAN FOR VAUGHAN?

The Smart City Task Force advises Council:

- 1) That a discussion session was facilitated by the Stakeholder and Community Engagement Specialist, Corporate and Strategic Communications.**

The meeting adjourned at 11:06 a.m.

Respectfully submitted,

Mayor Maurizio Bevilacqua, Chair



Smart City Task Force



SMART CITY BACKGROUND INFORMATION

Smart City Background:

According to the [UN](#), cities are home to more than half of the world's population, and they are expected to add another 2.5 billion new residents by 2050. This creates major stresses in existing urban areas such as transportation, infrastructure, environmental, safety concerns and healthcare.

Smart City offers an opportunity to help meet these challenges. There is no globally recognized definition of a "smart city". Although early smart city initiatives were largely driven by technology, cities are beginning to shift their strategies to focus on citizens and capture this in the evolving definitions. A smart city approach should leverage technology to improve services and is driven by the community need rather than technology. It is about using technology and data purposefully to make better decisions and deliver a better quality of life for all citizens.

News and Resources:

- [Evergreen – How to be a smart\(er\) in mid-sized cities in Ontario \(PDF\)](#)
- [Open North – State of open smart communities in Canada \(PDF\)](#)
- [Future Cities Canada – Resources](#)
- [Canadian Urban Institute – Smart Planning for Smart Cities](#)
- [Smart Cities World – News](#)
- [Smart Cities Council – Global News](#)

About City of Vaughan:

With a population of about 335,000 residents, the City of Vaughan has been one of the fastest-growing communities in Canada and continues to be an emerging world-class place to raise a family, start a business and enjoy many attractions and amenities. It is anticipated that by 2031, Vaughan will grow to more than 416,000 people and 266,000 jobs. It is home to more than 12,000 businesses that employ more than 222,000 people.

The quality of life is unrivalled. In fact, the results from the 2018 Citizen Satisfaction Survey reveal 97 per cent of residents agree the quality of life is good here. The majority of citizens also cite a strong sense of community and belonging, with 92 per cent saying they are proud to be from Vaughan and 91 per cent saying it is a welcoming city.

- [Government Structure](#)
- 2018-2022 Term of Council [Strategic Priorities](#)
- [Performance Dashboard](#)
- [2019 Momentum Report](#)
- [Vaughan Data](#) (demographics, economic overview)
- [Budget](#)



SMART CITY BACKGROUND INFORMATION

Selected Reports and Links:

- [Major Projects and Reports](#)
- [Digital Strategy 2.0](#)
- [Activate!Vaughan Innovation Program](#)
- [Green Directions Vaughan](#)
- [Vaughan Healthcare Centre Precinct feasibility study](#)
- [2018 Active Together Master Plan Review and Update](#)
- [Pedestrian and Bicycle Master Plan](#)
- [Vaughan Transportation Plan](#)
- [York Region Broadband Strategy](#)

Public Engagement Results:

- [2018 Citizen Satisfaction Survey Results](#)
- [2018 Business Sector Survey Results](#)

Appendix:

- Smart City Advisory Task Force Findings Report
- 2018 Smart Cities Challenge Submission



Letter from the Chair of the Task Force

Smart City initiatives have been a key component in the ongoing evolution of the City of Vaughan. With our City in the midst of inspiring, generational change, we know that a Smart City approach must shape the decisions we make today and well into the future.

As a City, we will continue to build on the momentum of our application to the Federal Government's Smart Cities Challenge, in which the City highlighted the need for increases in social cohesion and civic participation.

As Mayor, I created Vaughan's Smart City Advisory Task Force to continue to make a significant impact on every aspect of city life. Now, as Chair of the Task Force, along with Vice-Chair, Councillor

Sandra Yeung-Racco, I believe it is vital to our city-building efforts that we continue this important work.

The attached report contains a robust set of recommendations that will feed into Vaughan's Smart City initiatives and roadmap. They include:

- Incorporating a Smart City focus in the City's next Term of Council Service Excellence Strategy Map.
- Developing a Smart City communication plan and strategy for citizen engagement and continued feedback from Vaughan residents.
- Continuing the Smart City Advisory Task Force for the next term of Council.
- Creating a Smart City unit within Economic and Cultural Development, Chief Corporate Initiatives and Government Relations Portfolio, with dedicated staff.
- Preparing a multi-year Smart City business plan by City staff, and this should include a strategic roadmap, a governance model terms of reference, and budget for inclusion in the 2019 Budget process.

Technology has played a vital role in Vaughan's renaissance and it is critically important that, as a City, we set in place a legacy of sound Smart City initiatives. By doing so, we can help ensure a brighter future for current and future residents of the City of Vaughan.

Yours sincerely,

Hon. Maurizio Bevilacqua, P.C.
Mayor



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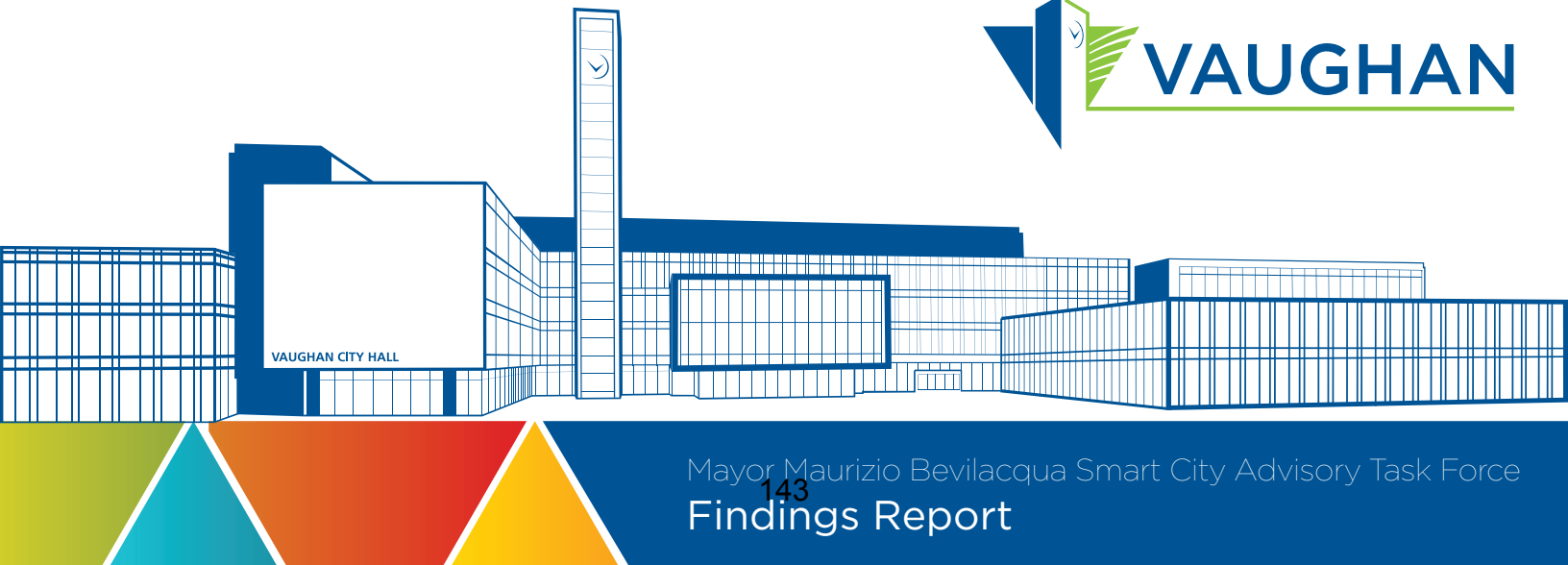
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FOREWORD

Bill Hutchison, Facilitator

Mayor Maurizio Bevilacqua Smart City Advisory Task Force

Background

The massive wave of new developments in telecommunications, computing and software is enabling the world's rapidly growing "Smart City" transformation. Today, the annual investment in Smart City transformations is \$1 trillion, growing to \$3 trillion by 2023. This astounding growth illustrates the urgency of global urban efforts to become more competitive, create new knowledge jobs and attract incoming investments while transforming cities and towns into better places to live- with happy citizens as an ultimate goal. As in the industrial revolution and other transformation movements, cities have a choice: Join the race or fall behind.

With a history of 25 years of smart urban transformation, there are many examples of what works and what does not work in the transformation process. We are not automating a factory and Smart City transformation is not primarily a technology initiative. Successful Smart Cities focus on ensuring the most effective outreach and ongoing engagement with their citizens, businesses and all others in the community. New ideas and suggested outcomes are collected in a wide range of themes, such as health and wellness, energy, environment, digital and social inclusion, innovation and new company development as a few examples. A credible process for prioritizing the feedback has to be created and the prioritized results are then passed to City Council for their review.

The Vaughan Process

In June 2017, Vaughan adopted a Smart City planning and prioritizing process similar to one used by cities that have previously won global "Smart City" awards. Two of the most important

elements in the process are an intensive outreach to citizens, through surveys, interviews and workshops, requesting their big ideas and priorities for their city's future and the creation of a Smart City Advisory Task Force (SCATF). Vaughan's SCATF is comprised of seven "Citizen" appointees and 35 "Stakeholders" who are leaders with recognized leadership and experience in themes of likely importance for Vaughan's "Smart" future transformation.

Another important element has been Mayor Maurizio Bevilacqua's agreement to Chair the SCATF and Councillor Sandra Yeung-Racco's agreement to be Vice-Chair. This level of leadership and demonstrated commitment has been important when attracting the high caliber of Task Force participants and it sends a strong message of Vaughan's Smart City priority, which is important for attracting future incoming investment. The Mayors of other award-winning Smart Cities are also visibly leading their transformations.

I was honoured when Vaughan retained me to be the Facilitator for the creation and facilitation of their SCATF and related activities. Since 1994 I have been the strategic advisor or executive leader of a number of award-winning Smart City initiatives in Asia/Pacific, North America, Europe and Eurasia while implementing a process very similar to Vaughan's. For the past six years it has been my pleasure to also be an Advisory Partner or Board Chair for three different ongoing research programs, led by faculty at the University of Toronto and involving up to 10 other Canadian universities, all focused on economic, environmental and social concepts for future Smart Cities. My role as a Distinguished Research Fellow at the U of T's Munk School is also relevant to future Smart Cities.

FOREWORD

The Strategic Advisory Task Force

Seven Vaughan Citizens on the SCATF responded to a public call for participation and the 35 Stakeholders were carefully selected from the Toronto Region and beyond to ensure a wide level of experience and leadership in areas such as health services, sustainability, community engagement, construction and development, diversity and inclusion, energy, technology and communications, new fintech opportunities, research and innovation. Eleven of the 35 Stakeholders also happen to be Vaughan citizens and 69 per cent of Stakeholders are CEOs or C-suite executives.

Input for subsequent review and suggested prioritization by the SCATF has come from a wide range of citizens using direct interviews, social media, surveys and direct letters, with a combined exposure to 32,000 Vaughan citizens. In addition, there have been seven, two-hour focus group workshops with approximately 20 participants in each workshop with themes listed above. The combination of ideas and suggested outcomes were subsequently organized for reviews and ranking by the SCATF, based on members' broad perspectives and experience across many themes. The recommendations and this findings report are the results of the entire process, including the SCATF's final deliberations.

As the Facilitator of the SCATF, I commend the excellent work by the Task Force members and the leadership of Mayor Bevilacqua as the Chair and Councillor Sandra Yeung-Racco as the Vice Chair. I fully endorse the recommendations made by the Task Force in this Findings Report, the City of Vaughan's process has been collaborative and citizen driven with expertise from leading industry and community stakeholders.

Ongoing

The SCATF members, combining the Stakeholders and Vaughan citizens represent a depth and breadth of very relevant Future Smart City knowledge and experience among the very best in the world. It is vital that the work of the SCATF continue, I recommend that Council re-establish the Task Force for another term as this group of experts can provide valuable input and ideas as the City moves forward with its Smart City transformation and evolution.

Respectfully submitted,



Bill Hutchison P.Eng. FCIPS. FWAPS.

Distinguished Research Fellow, Munk School,
University of Toronto

Chair, i-CANADA Alliance

Facilitator, Mayor Maurizio Bevilacqua's Smart City
Advisory Task Force

BACKGROUND

The City of Vaughan is in the midst of a transformation with major city-building initiatives underway, including a new downtown core and Canada's first Smart Hospital. The City of Vaughan is at a critical juncture to think about its future through a Smart City approach.

There are hundreds of definitions for what a Smart City is and cities are now adopting their own definitions. Key elements that are common among the various definitions include the use of technology and data, an emphasis on collaboration and partnerships, citizen engagement, a culture of sharing and a focus on sustainability and resilience. The main goal of a Smart City is to improve overall quality of life and to make service delivery more seamless and efficient with the most optimal use of resources. The Federal Government of Canada has simplified a Smart City approach to one that uses data and connected technology to improve quality of life.

The International Organization for Standardization (ISO) under the Technical Committee on Sustainable Cities and Communities defines a Smart City as: one that increases the pace at which it provides

social, economic, and environmental sustainability outcomes. Smart cities respond to challenges such as climate change, rapid population growth, and political and economic instability by fundamentally improving how they engage society, apply collaborative leadership methods, work across disciplines and city systems, and use data information and modern technologies to deliver better services and quality of life to those in the city (residents, businesses, visitors), now and for the foreseeable future, without unfair disadvantage of others or degradation of the natural environment.

“Vaughan citizens are one of the most important assets because they embody the spirit of this City. They have a kindness and generosity that is real, genuine and infectious. As we continue to build Vaughan, we need to keep the human connection in mind. Working to be a Smart City is a chance to encourage greater civic engagement, accelerate economic growth and generate government efficiencies. Being a Smart City puts Vaughan on the leading edge of innovation to adapt to a growing community that values sustainability and creativity.”

– Mayor Maurizio Bevilacqua

03

A Smart City has the potential to enhance:



Infrastructure and technology by having the right communication infrastructure (fibre broadband) and cyber-security in place to support innovation



Citizen living by improving access to health care (online access anywhere, anytime, enabling seniors to live in their own homes longer), education (quality education available online), social infrastructure (better access to information and consolidated services), and more equal opportunities



Governance by improving transparency and accountability with open data, changing the way local governments interact and offer services to citizens through digital democracy and participatory government processes



Economy by diversifying industry and changing the way people work through collaboration, co-working, remote working and support for start-ups



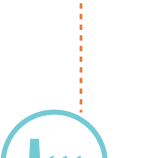
Safety by faster reactions to public safety threats, more integrated services, use of sensors and surveillance cameras, better flow of traffic and better lighting of public spaces



Mobility by changing the way we move goods and people, lowering congestion and making optimal use of transportation infrastructure



Environment by more effective monitoring for resource conservation and efficiency, green technology and infrastructure



Data is often at the core of many Smart City definitions. A Smart City is about making smarter choices, taking on a holistic approach to problem solving and implementing smarter solutions that impact all sectors and data is the main driver for this approach. Under the leadership of Mayor Bevilacqua who is strongly committed to open data, the City of Vaughan is building a culture of data. The Mayor has been part of the World Council on City Data (WCCD) leadership since 2011, helping to spearhead and lead the efforts locally and internationally on open data and using data for informed decision-making. As a result of this effort, the City of Vaughan has engaged in international benchmarking and learning from other key international cities since 2011. International benchmarking promotes economic development and enables the City to identify common issues and themes to learn and share best practices with cities globally.

The WCCD's Global City Registry for ISO 37120 Sustainable Development of Communities - Indicators for City Services and Quality of Life is the first international standard for cities on open data, and the City of Vaughan has been a Platinum certified city since 2015, demonstrating its commitment to global efforts for standardized open data and confidence in its data. The City of Vaughan has been selected by the WCCD to become one of the first cities to pilot a new international standard for Smart Cities - ISO 37122.

Digital Transformation

Vaughan is at the onset of its digital transformation, developing a prototype for open data, expanding online service delivery and evaluating and investing in new digital technologies to enhance productivity and support key public initiatives. Vaughan's Smart City developments and initiatives will further build on this digital transformation.

The City of Vaughan's Digital Strategy defines how Vaughan will interact with citizens digitally, including communications, access to data and content, public connectivity, digital literacy and mobile applications. At the core of Vaughan's digital transformation is

understanding staff and citizens, their needs and motivations, and implementing change within the City to design more human services. Through this digital transformation, the City is adopting a new approach and way of thinking about services and service design, challenging the status quo, encouraging collaboration across departments to break down silos and seek out solutions.

Smart City initiatives complement and further support the City of Vaughan's digital transformation that is already underway and aligns with the four focus areas identified in the Digital Strategy:

- An engaged community – a Smart City enables citizens to be more aware and informed of what's happening in their community and providing the resources for citizens to be fully engaged in the City.
- Citizens can do business with the City through digital channels – a Smart City provides seamless and efficient digital services for citizens to do business with the City.
- Be an open and transparent government – a Smart City uses open data to facilitate dialogue with citizens and for informed decision making.
- Internal transformation and modernize city processes – a Smart City changes the way the City of Vaughan staff work and interact and engage with citizens and adopting a culture of data.



05

Vaughan's Current Reality - A Need for a Smart City Approach

Vaughan is one of the fastest growing municipalities



Vaughan's population reached over 335,000 in 2018 — a 13.9% increase from 2011

- Vaughan needs to be smart about how to deal with this growth and challenges that are associated with rapid growth
- Planning for more high density communities
- Ensuring there are viable housing options and job opportunities

Vaughan is extremely diverse



46.3% of residents born outside of Canada and 105 different languages spoken

- Vaughan needs to celebrate its diversity to increase a sense of belonging and social cohesion
- Leveraging Vaughan's diversity to build a more vibrant communities

A strong entrepreneurial spirit in Vaughan



15.2% of the labour force self-employed, which is the highest rate of self-employment when compared to other Ontario cities with a population of 250,000

- More co-working spaces along with incubators/innovation hubs to help support entrepreneurs
- Start-up and scale-up ecosystem

Very large commuter population



63% of the workforce travel outside the city or region for work.

Vaughan is also a net importer of jobs, drawing in more workers each day from across the Greater Toronto Area than the resident labour force, resulting in many people commuting into the city for work

**84% travel to work in a private vehicle
13% use public transit
3% walk, cycle or use another mode of transportation for their commute**

- Opportunities for shared mobility options
- Promote a culture of sharing where residents are empowered to carpool and take transit
- Change the way people work by promoting more remote working and satellite offices in co-working spaces in Vaughan to reduce commuting

Vaughan is aging



14.2% of Vaughan residents are seniors and there has been a 35% increase in the past five years

- Having the right infrastructure and support system in place to improve accessibility for aging
- Better solutions for seniors to get to their medical appointments for those that cannot drive
- Families need to be empowered so they can properly care for their aging family members and so that seniors can stay in their homes longer

Mayor Maurizio Bevilacqua's Smart City Advisory Task Force

The Mayor's Smart City Advisory Task Force has been established and held its inaugural meeting on Tuesday Dec. 12, 2017. Since then, the SCATF has met a total of five times.

The Smart City Advisory Task Force, Chaired by Mayor Maurizio Bevilacqua along with Councillor Sandra Yeung Racco as Vice Chair, is comprised of 42 members. This includes 35 leading Canadian and U.S. leaders in social, economic and environmental subjects of future Smart City importance and seven citizen members. A majority, 69 per cent of Task Force members, are C-Suite-level individuals directly responsible for affecting change within their organization. The Task Force is facilitated by William Hutchison, Chair, i-CANADA Alliance and Distinguished Research Fellow at the Munk School, University of Toronto, with more than 20 years experience in building Smart Cities.

The membership of the Task Force is carefully selected to reflect a holistic approach to city-building, including seven citizen members who provide a critical voice for Vaughan residents. Members have been selected from the following sectors:

- Education
- Transportation
- Social Welfare
- Arts & Culture
- Health Care and Medical Community
- Research & Innovation
- Information, Communications and Technology Companies
- Financial Services Industries
- Construction Industry
- Environment

Canada's Smart Cities Challenge

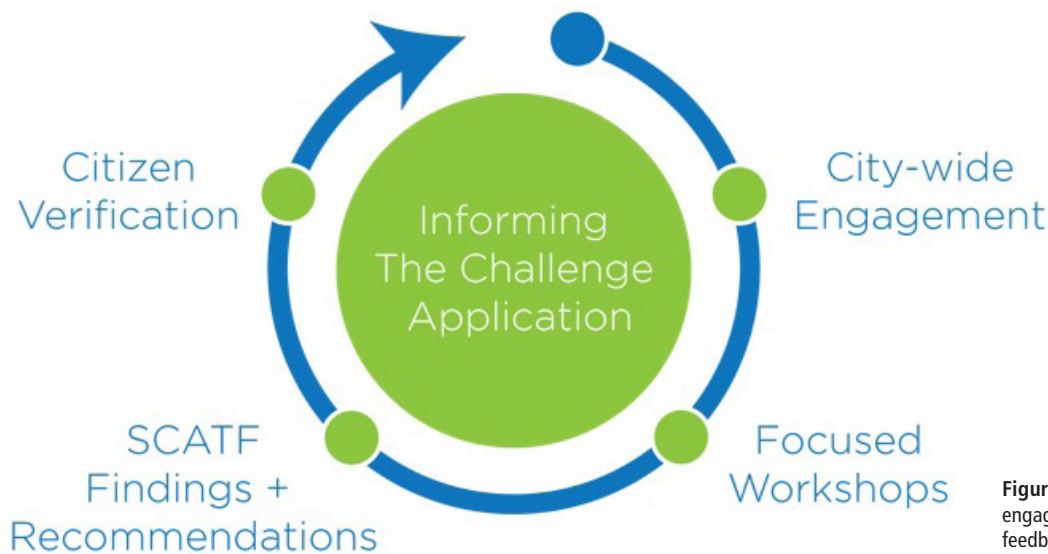
The Federal Government of Canada launched the Smart Cities Challenge in Fall 2017 and the City of Vaughan responded to this Challenge with the help of the Task Force and Vaughan citizens. The Challenge calls on communities to address local issues through new partnerships, using a Smart Cities approach. This means achieving meaningful outcomes for residents through the use of innovation, data and connected technology. The competition is open to all municipalities, local or regional governments, and Indigenous communities across Canada.

Vaughan could qualify to win one of two prizes of up to \$10 million for communities with populations under 500,000 people. Vaughan's application was submitted on April 24, 2018. In Summer 2018, the federal government will announce a short list of 20 qualifying communities who will be given a \$250,000 grant to create a feasible action plan. The winners will be announced Spring 2019.

Extensive consultations including seven focus group workshops were held to engage citizens and gather input from all Vaughan residents.



CITIZEN ENGAGEMENT



Over the past year, extensive citizen engagement has been undertaken to give residents a voice in defining issues and challenges with regards to Vaughan's future. Input from the citizen engagement process also informed Vaughan's application to the Federal Government's Smart Cities Challenge and provided the foundation for the recommendations made in this report by the Task Force.

City staff created a comprehensive engagement and outreach strategy with a full feedback loop, consisting of city-wide outreach, focused workshops, input and feedback from the Task Force, Vaughan staff and citizen verification to ensure citizen priorities and needs were reflected in the Smart Cities Challenge application and the recommendations of the Task Force.

Citizen-wide surveys were conducted to solicit citizen needs and priorities

The City reached out to residents by traditional email blast through various networks, including: Vaughan Business Enterprise Centre (2,700); Vaughan Chamber of Commerce (900); City of Vaughan internal staff (City of Vaughan Social Media Channels: Twitter – 12,843, Facebook – 4,722, Instagram – 2,519). Vaughan Councillors also reached out to

their respective constituents with a survey emailed to 8,000 residents and businesses. Surveys were also conducted at Winterfest with more than 100 citizens.

The wider citizen survey asked Vaughan residents to identify the theme and area that the City should focus on for its Smart Cities Challenge application. The six themes identified by Infrastructure Canada were: healthy living and recreation, economic opportunities, environmental quality, safety and security, empowerment and inclusion and mobility. Citizens were also asked to share their big idea for Vaughan's Smart Cities Challenge.

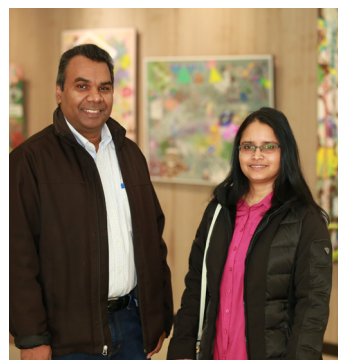
Seven focused workshops were held based on a number of themes, including millennials, arts and culture, inclusion and empowerment, environmental sustainability, industry and innovation, health and wellness and an open community engagement.

The digital transformation tool for decision-making processes, PowerNoodle, was used during the workshops in order to facilitate meaningful conversations with stakeholders. To obtain the expertise of a wide spectrum of experts, the City held six focused workshops and a community engagement workshop, which were open to all residents. The seven workshop were each comprised of approximately 20

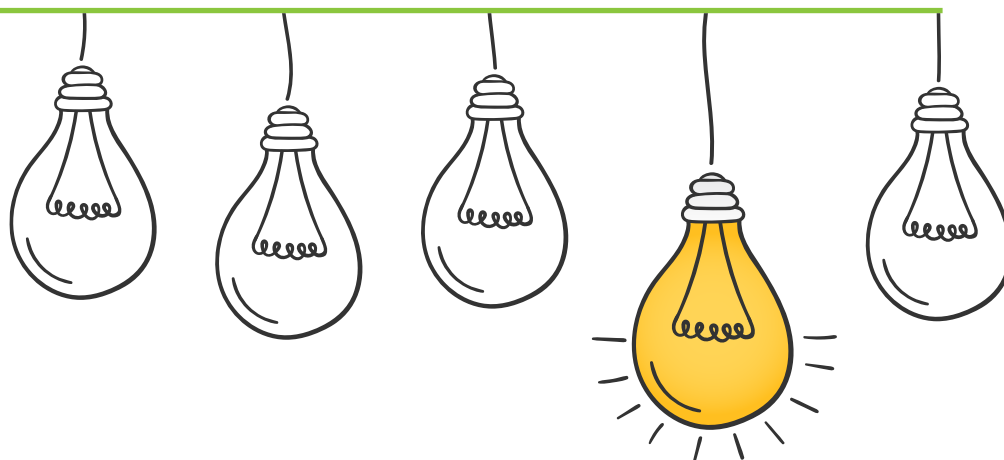
leaders in the subject, and output from the workshops and feedback from the citizen surveys and related interviews provided input to the Task Force. Task Force members then collaboratively used their senior-level experience to provide input and feedback for recommendations on Vaughan's Smart City priorities, as outlined in this report.

An art inspired curated Smart City event, called “smARTcities: Exploring the Digital Frontier” offered Vaughan residents a unique engagement opportunity.

Artist Ron Wild integrated Vaughan-centric imagery into a symbolic visual vocabulary to envision the transformative role that technology and the Internet of Things (IoT) can play. The City used art as a medium to educate, and facilitate conversations with residents on Smart Cities. As part of this exhibit, the “smARTcities SALON Night” was an engaging discussion held with an expert panel consisting of artist Ron Wild, Oren Berkovich, CEO, SingularityU Canada Summit, Lilian Radovac, Urbanist Professor, University of Toronto and the City of Vaughan CIO, Frank Di Palma. Members of the audience contributed to an engaging discussion about art, innovation and city-building, filtered through the context of Smart City transformation. As part of this process, Vaughan citizens were encouraged to submit digital interpretations illustrating the transformative potential for Smart City technologies and all submissions will be integrated into an original MEGAsmARTcities digital map remixed and composed by Ron Wild.



FINDINGS AND RESULTS



Feedback from Citizen Engagement and Consultations

During the April 24, 2018 Task Force meeting, members assessed and ranked the top five outcomes from each of the seven workshops, i.e., assessing 35 outcomes. The following top priorities as identified by Vaughan citizens through the focused workshops along with their ideas and opportunities to address these priorities have been ranked and prioritized by members of the SCATF. The following is the compilation of top-ranked community priorities:

Top Community Outcomes Ranked

- Accessible community hub that integrates wellness, food, gardening, entrepreneurship & art to citizens
- Better informed decision making and awareness with Data for optimizing what is in place and future needs
- Enhance the technology infrastructure
- Renewable energy and energy efficiency
- Viable and affordable housing options
- Improve Education Capacity and Capability
- Create healthy work-life balance in the workplace with wellness programs.
- Disrupt the current governance model to have a more meaningful and transformative engagement loop
- Make Vaughan an international destination for innovative technology companies
- Improve service delivery and innovative collaboration
- Family oriented programs instead of focusing on one particular population
- Improve community infrastructure
- Improve traffic flow to keep people and goods moving
- Commitment to decreasing the digital divide

The following chart is a mapping of citizens' needs identified during the consultation process along with some examples of outcomes, ideas and opportunities as generated during the focused workshops and SCATF meetings.

What we heard from Vaughan Citizens	Outcomes, Ideas and Opportunities
Improve traffic congestion and better flow of traffic	<ul style="list-style-type: none"> • Vaughan traffic app with real time data and updates • Integrated traffic light system • Promote remote working and staggering work schedules
More arts and culture and programming to create a more vibrant city	<ul style="list-style-type: none"> • Digitally rich "expo" style cultural centre • Online broadcast of events • Portal with information on events • Encourage community to organize more events and programming • Front yard festival
More connected communities, everyone identifies within their own communities – no sense of Vaughan as a whole	<ul style="list-style-type: none"> • Events to bring the communities together • Promote the Vaughan Metropolitan Centre as the new meeting place for Vaughan residents • Complete streets and village living



What We Heard from Vaughan Citizens	Outcomes, Ideas and Opportunities
<p>More access to information and services</p>	<ul style="list-style-type: none"> • One Vaughan Portal – consolidated information and services • Vaughan app • Enhance the technology infrastructure • Commitment to decreasing the digital divide • Disrupt the current governance model to have a more meaningful and transformative engagement loop • Citizen dashboard
<p>Focus on data informed decision making – data for businesses, sensors for monitoring environmental quality, plan for future needs etc.</p>	<ul style="list-style-type: none"> • Better informed decision making and awareness with Data for optimizing what is in place and future needs • IoT sensors on streetlights • Citizen dashboard
<p>Participation and inclusion of all communities (including marginalized, youth, aging, newcomers etc.)</p>	<ul style="list-style-type: none"> • Family-oriented programs instead of focusing on one particular population • Improve community infrastructure • Viable and affordable housing options, including co-living and sharing opportunities
<p>Need for mental health awareness</p>	<ul style="list-style-type: none"> • Create healthy work-life balance in the workplace with wellness programs • Accessible community hub that integrates wellness, food, gardening, entrepreneurship and art to citizens • Vaughan corporate wellness challenge
<p>More jobs in Vaughan, prevent brain drain and make Vaughan the place to go to and not only the place to leave</p>	<ul style="list-style-type: none"> • Make Vaughan an international destination for innovative technology companies • Viable and affordable housing options • Start-up/Scale-up ecosystem

Smart City Vision and Guiding Principles

Extensive citizen consultations revealed that Vaughan's vision and definition for a Smart City is inclusive and vibrant. Collaboration, through a culture of sharing and learning, is the core value of Vaughan's Smart City work. A Smart City is a result of smarter solutions across all sectors, therefore requires a holistic approach to city-building. It is not the traditional siloed approach.

As described in the City's Strategic Plan, Vaughan Vision 2020, Vaughan will continue to be a city of choice that promotes diversity, innovation and opportunity for all citizens, fostering a vibrant community life that is inclusive, progressive, environmentally responsible and sustainable. Since the City of Vaughan is committed to its citizens and ensuring no one is left behind, this means policies and programs are inclusive and enable every resident an equal opportunity to participate. The main goals of a Smart City are to increase economic growth and improve quality of life while ensuring sustainability. The City is committed to improving the daily lives of residents, making Vaughan one of the most livable cities in Canada with a quality of life that is second to none.

A Smart City ensures better use of resources, cost savings, more informed decisions based on the use of data, more efficient and seamless services, community collaboration and partnerships, improvements to safety and security, ease of doing business and equal opportunities for all citizens.

Communication and continuous citizen engagement is an important component for successful Smart City implementation. The City of Vaughan's updated strategic plan Vision 2040 should include a Smart City approach that is shaped and informed by citizens. The City of Vaughan needs to continue its citizen engagement with a strategic communication plan to promote awareness of the benefits of a Smart City.

Smart City Infrastructure

Communication infrastructure is the foundation for a Smart City.

In order for any Smart City initiative or project to be successful, the right communication infrastructure need to be in place. Infrastructure is more than just hard physical infrastructure that



consists of roads and bridges. More importantly, a Smart City requires the right communication infrastructure. High-speed fibre networks and points of presence to connect IoT across the city need to be in place for Smart City technology and projects to be built upon.

Having the right infrastructure in place for Smart City initiatives requires the City to work closely with partners and businesses, including developers, engineers, architects and technology providers to ensure communication infrastructure is in place before it's too late. Once hard infrastructure is built, it is too difficult and costly to integrate communication infrastructure. This must be considered at the initial planning stage. The City of Vaughan must consider long-term needs, and plan ahead.

It is also important for the City of Vaughan to participate in international Smart City networks. The City of Vaughan is in discussions with U.S.-based Smart Gigabit Cities "SGC" Cluster to become the first Canadian city to participate in this network. The SGC Cluster includes 20 U.S. mid- and smaller-sized cities, along with the City of Adelaide, Australia. Created by U.S. Ignite, a not-for-profit agency initiated by the Obama White House to stimulate innovation, the SGC project was one of the U.S. government's Smart Cities Challenge initiatives in 2015. Cities in the cluster each have a very high bandwidth innovation district for start-ups, and each city commits to creating two new Smart City Apps

and sharing them with the other cities in the Cluster, thereby creating and sharing a total of 40 new Smart City Apps. The City of Vaughan will become a full participant using high-bandwidth, low-latency technology called SAVI that is seamlessly compatible with the U.S. technology. Participating in this cluster will provide a unique opportunity for start-ups in Vaughan to collaborate with start-ups in the 20 U.S. cities. It will also facilitate collaboration and engagement between Vaughan's socially focused organizations, to share ideas and easily arrange online high-bandwidth collaboration and discussions using the gigabit networks in each participating city.





Sarah's Story

Residents shared their experiences of being part of the “sandwich generation,” which revealed, first-hand, the impact to their well-being and productivity. One resident, Sarah, told us her story about the stresses of looking after her mother and her young children. She is an entrepreneur, who often spends countless hours commuting to Waterloo or Toronto to work because of the lack of incubators in Vaughan. The pressures of her Vaughan-based home life will often create conflict with her commute-based work life. The result is an overall decrease in her productivity and well-being. She explained the frustration of being stuck in traffic, missing a day of work, all compounded by having to deal with an already stressful situation. She is often driving her children to their activities and her mother to her medical appointments. Sometimes her mother calls with an emergency and she is all the way in Waterloo and with the traffic it is difficult for her to rush back to Vaughan to take care of her mother's needs. This adds to her already stressful situation.

A future Vaughan with Smart City initiatives will allow Sarah to stay in Vaughan and work at one of the many co-working and incubator spaces which offer support for her to scale up her business. Her business is growing because she is now able to get her products to her customers faster and more efficiently through the use of drone delivery.

Sarah can arrange for alternative mobility options including the use of autonomous vehicles to help take her mother to medical appointments and children to their activities, so this will free up more of Sarah's time to grow her business. She schedules her mother's medical appointments and children's activities using the Vaughan app. Sarah is also able to check in on her mother through a monitor and receives alerts if her mother falls and is in need of help. Sarah can now work in peace without having to constantly worry about her mother.

With one click on her phone Sarah is able to monitor her energy use in her home, turning off lights she may have forgotten. Sarah's daughter suffers from asthma and she is able to monitor the air quality within her home. She also receives alerts when the outdoor air quality index is high so she knows to monitor her daughter's outdoor activities.

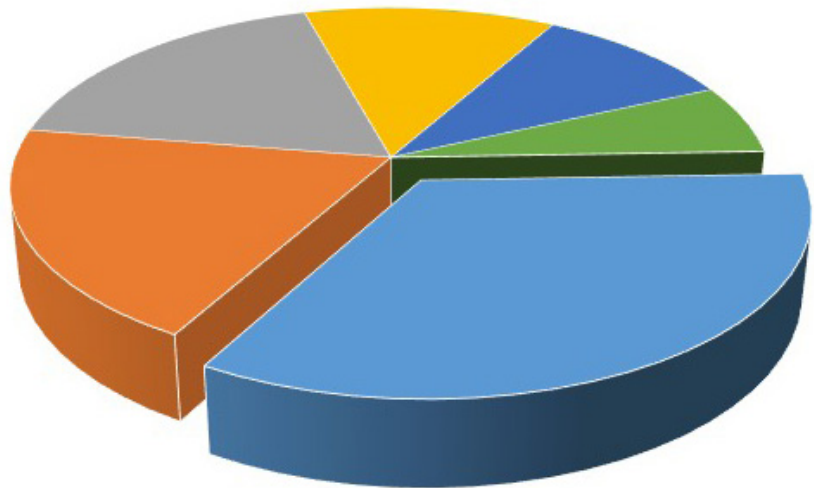


Figure 2: Survey results on focus area for the Smart Cities Challenge

Focus Areas

SCATF Ideation for Smart Cities Challenge

Citizens identified healthy living and recreation as the focus area for Vaughan's Smart Cities Challenge. Based on the healthy living and recreation focus and the inputs from the citizen engagement process the City of Vaughan identified mental well-being through building social cohesion as the main goal for its Challenge.

During the third meeting of the Task Force on March 25, 2018, the findings and results from the citizen engagement and consultation process were presented to Task Force members for consideration. The information was analyzed and summarized by City Staff and presented to Task Force members for input. Task Force members worked in break out groups to discuss findings and citizen priorities to identify solutions and projects for the Smart Cities Challenge.

Six Big Ideas Were Generated By The Working Groups

1. Accessible Digital Gateway to help provide on demand services with real-time information through a citizen dashboard.

2. Build co-working space infrastructure across Vaughan starts-up and larger corporations outside of Vaughan.

3. Digitally rich "expo" style cultural centre with a digital footprint accessible from anywhere. Multiple pavilions: for seasonal, cultural, multi-use facility events for all citizens.

4. Shared economy place to live. Providing affordable housing to bring people together especially the marginalized populations.

5. Vaughan Corporate Wellness Challenge. Getting everyone in the City involved with physical fitness which links to mental well-being.

6. Create an interactive (physical and digital) community hub. That includes: digital space, physical space, wellness, micro agriculture, connecting the younger population to older populations and create Town Halls that are not "corporate" but for the people.

Digital Garden

The suggested ideas from the Task Force members and findings from the citizen engagement process were consolidated by City staff into a “Digital Garden” proposal for Vaughan’s Smart Cities Challenge application. The proposal calls for the creation of a Digital Garden; an online platform to build social cohesion and create a more connected and engaged city through the Vaughan LaunchPad as the main community/innovation hub located in the Vaughan Metropolitan Centre and the five Local Gardens representing the community hotspots. Much like the concept of community gardens, the Digital Garden is a collaborative community initiative, with which citizens come together to plant fruits and vegetables for the community. However, in this case, data and ideas can be used by the City and the community to generate solutions. Much like community gardens, the Digital Garden will be a platform for sharing knowledge and learning, getting residents engaged and cultivating a culture of sharing, serving the greater community and building a sense of community belonging. The concept of the Digital Garden will be an online platform, however, the LaunchPad will be a physical space where people come together to work and share ideas. It will be the new meeting point for Vaughan residents. This will break down silos between Vaughan staff, local businesses, community organizations and residents. The Digital Garden will cement and cultivate a “One Vaughan” sentiment and make Vaughan one of the most connected and socially cohesive cities.

Task Force Discussion on Smart City Governance and Management Framework for Vaughan

The Task Force discussed possible governance frameworks to be included as recommendations going forward to Council on Vaughan’s Smart City initiatives. The main take-aways from the Smart City governance structures discussion were: Smart City initiatives need to be driven from a central office/division that report to the head of the organization, Smart City priorities

and action items need to align with Vaughan’s Smart City vision and strategic direction, there needs to be a sense of urgency and the model must be sustainable, citizen engagement and communication is key, community collaboration is vital and projects must be measurable.

The following is a summary of the discussion on Smart City governance during the April 24, 2018 Task Force meeting:

Executive Leadership: Smart City initiatives must be driven by one person with an executive leadership role reporting directly to the head of the organization. There must be strong central leadership and executive ownership in order for Smart City initiatives to be implemented and successful. This could be a Smart City Office or Smart City Division, it is important that this office/division has the authority and capacity to coordinate Smart City initiatives across the City. Since politicians and city staff are risk averse, executive leadership needs to drive down management objectives and these must be in sync with strategic objectives. It was noted that some cities have called the role Chief Transformation Officer and the Mayor mentioned that Dubai has a central Smart City office.

Roadmap and Strategic Priorities: Community priorities identified are broad, they must align with Vaughan’s Smart City strategic direction and vision. A Smart City strategy will help identify high-level principles and strategic pillars for Vaughan’s Smart City direction.

Citizen Engagement: There must be continuous citizen engagement and consistent communication with citizens. There needs to be a continuous feedback loop with citizens. It would be important for citizens to be involved and included in the governance model to give them a sense of ownership.

Community Collaboration: Community and neighbourhood assets should be leveraged to support Smart City initiatives. Community networks need to be partners in Vaughan Smart City platform.

City Collaboration – locally and internationally:

A Smart City is about collaboration, being innovative, efficient and resourceful. This means learning and sharing with municipalities locally and globally. A Smart City is about connecting ideas and moving forward efficiently. It is important to share resources and collaborate with local municipalities as this will bring more benefits to citizens.

Sustainable Model: There must be a sustainable model in order for Smart City projects and initiatives to be successful. Smart City projects are not one-time initiatives. There needs to be an ecosystem and model in place to promote buy in from the community and citizens. Partners are an important part of the ecosystem and they need to contribute to the Smart City platform.

Sense of Urgency: A sense of urgency must be created for Smart City initiatives to move forward. This is not a ‘nice to have’. There needs to be a sense of urgency, we are creating a city that can react quickly.

Communication: It is important to communicate to both staff and citizens. Smart City initiatives need to be included in Vaughan’s strategic plan so this can be top of mind for all staff. Smart City initiatives must be communicated in a way that is understood by citizens and staff. Benefits of a Smart City need to be conveyed clearly to citizens in order to obtain their buy in. Vaughan’s Smart City journey is being captured and disseminated to citizens through the website Vaughan.ca/SmartCity

Risk Averse Culture of Cities: Governments are traditionally risk averse and are not willing to try new processes because they are afraid to fail. Leadership should take some risks and if the direction is set by leadership, staff are more willing to take on risks.

Must be Measurable: The progress and success of projects and initiatives must be measurable. It is important to assess which projects will

bring the biggest results and impacts. Citizens will not measure success by going through Vaughan’s strategic plan, but citizens will measure by their experience.

Infrastructure is Important: The right infrastructure needs to be in place to provide a supportive environment for Smart City initiatives. It was recommended that when speaking of infrastructure, other forms of infrastructure need to be included, not just roads, bridges and transit. It should also include technological infrastructure, such as broadband, which is important for Smart City initiatives and social infrastructure, such as community services and public facilities.

Data Governance, Intellectual Property and Privacy Issues

Big data and sensors are synonymous with Smart Cities and therefore data governance and intellectual property, resulting from Smart City initiatives, need to be examined and taken into consideration. Smart City technology and initiatives should be implemented for the greater good of citizens, and therefore data and intellectual property need to be protected to ensure this happens and to prevent misuse. Lessons should be taken from the Toronto Waterfront and Sidewalk labs experience with regards to data governance and privacy issues.

Continuation of the Smart City Advisory Task Force

The City of Vaughan is in the midst of an important transformation and there is a strong sense of urgency for Vaughan to adopt a Smart City approach and implement Smart City initiatives. In order to maintain this momentum, it is important for the Mayor and Council to continue to take on a leadership role in driving this transformation. It is vital that the Mayor’s Smart City Advisory Task Force continue into the next term of Council in order to continue moving the Smart Cities movement forward in Vaughan.

RECOMMENDATIONS & NEXT STEPS

Based on the findings and results from the citizen engagement and consultation process, the Smart City Advisory Task Force recommends the following:

1 The City of Vaughan recognize and incorporate Smart City as a priority in the 2019-2023 Term of Council Service Excellence Map;

2 A Smart City citizen engagement plan be developed;

3 Continuation of the Mayor's Smart City Advisory Task Force for the next term of Council;

4 The Economic and Cultural Development department be identified in the Corporation's Organizational Structure as the lead for all Smart City initiatives; and

5 Staff in the Economic and Cultural Development prepare, a multi-year business plan, strategic roadmap and budget for inclusion in the 2019 Budget process.

The Business plan should include the following priority action items:

- Conduct a survey and mapping of existing Smart City initiatives that are already underway within the various city departments and divisions to identify strengths and gaps. This mapping will help form a basis for the development of a Smart City roadmap.
- Identify best practices from cities around the world that have implemented successful Smart City initiative to solve challenges based on citizen priorities.

- Consider and actively pursue alternative funding models and opportunities for Smart City initiatives, such as crowdsourcing and fundraising. Options could include the creation of a Smart City fund, which would include contributions from businesses, community partners, City of Vaughan, York Region and other government sources. Another option may be to include dedicated Smart City funding in the City's annual budget.
- Examine and investigate policies around data governance and intellectual property of Smart City developments.
- Create an innovation platform for businesses, entrepreneurs, community partners, and cities to provide input and feed into the City of Vaughan's Smart City roadmap.
- Vaughan to create its own "Supercluster" for innovation.
- Establish a start up/scale up ecosystem to support Vaughan entrepreneurs.
- Establish Vaughan sponsored co-working/incubator space, that can also be an event space for people to collaborate in the sharing of ideas.
- Investigate the demand and need for expanded communication infrastructure network investments required to support Smart City developments.
- Develop a "One Vaughan Portal" and App with real-time information on traffic, events and other services.
- Create a Vaughan Smart City 3D model to communicate to citizens what a Smart City would look like and the potential benefits.
- Consider Smart City pilot projects in the Vaughan Metropolitan Centre, in order to capture unique opportunities for seamless integration while the City's new downtown is still at the development stage.



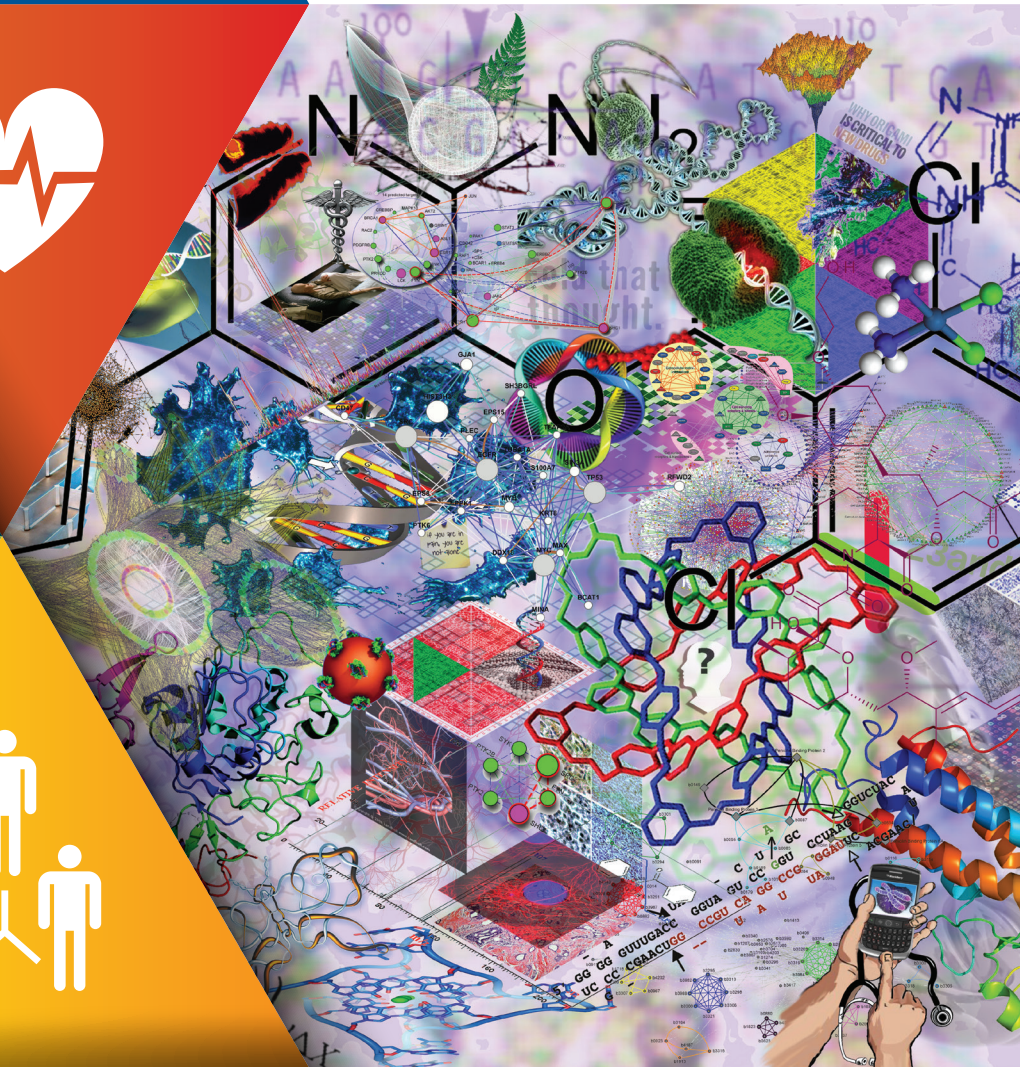
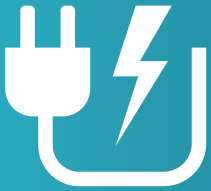
City of Vaughan

Office of the Chief Corporate Initiatives
and Intergovernmental Relations

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2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 4Y1

Canadian Federal Government
Smart Cities
Challenge



City of Vaughan
Application



vaughan.ca/SmartCity

April 24, 2018

The Honourable Amarjeet Sohi
Minister of Infrastructure and Communities
Re: Smart Cities Challenge



180 Kent Street, Suite 1100
Ottawa, Ontario K1P 0B6

Dear Minister,

The City of Vaughan is in the midst of a transformation with major city-building initiatives underway. As the City continues its evolution, my vision for Vaughan has always been clear: finding new ways to adapt to change, improving the citizen experience and enhancing the quality of life.

With that in mind, I created Vaughan's Smart City Advisory Task Force to continue to make a significant impact on every aspect of city life. As Chair of the Task Force, I am joined by an impressive group of 35 well-respected Canadian and U.S. leaders in social, economic and environmental sectors.

With that in mind, the City of Vaughan agrees with the Federal Government in its pledge to support mental health and the well-being of people as one of the most pressing challenges we face, and believe positive impacts can be accomplished through the use of technology and data.

Technology has played a vital role in our evolution. We have embraced the World Council on City Data, and in January 2016 Vaughan became the second municipality in Canada to be WCCD ISO 37120 Platinum Certified and will be the first city to pilot the new Smart Cities standard ISO 37122. Our community has also fully embraced the new Mackenzie Vaughan Hospital. When complete, it will be the first hospital in Canada to feature fully integrated "smart" technology systems and medical devices. Canada's first smart hospital!

I'm confident our "Digital Gardens" concept, highlighted in our application, will strengthen and increase social cohesion and civic participation in Vaughan. Both are key elements when discussing mental health and well-being. The positive outcomes, driven by our Smart Cities Challenge proposal, can be realized in many communities throughout Canada, with whom we share numerous commonalities.

I applaud the Federal Government for this opportunity to empower municipalities to think about the future which will accelerate and mainstream innovative programs that focus on the achievement of outcomes that address complex economic, environmental and social problems. Working to become a Smart City is a chance to encourage civic engagement, accelerate economic growth and generate efficiencies. It puts Vaughan on the leading edge of innovation to adapt to a growing community that values sustainability and creativity — a community in which everyone has their rightful opportunity to succeed and no one is left behind.

On behalf of the City of Vaughan please find enclosed the City's submission to the Federal Government's Smart Cities Challenge.

Yours sincerely,

A handwritten signature in blue ink that reads "Maurizio Bevilacqua".

Hon. Maurizio Bevilacqua, P.C.
Mayor

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04 **Q4:** Describe the outcome (or outcomes) your proposal seeks to achieve by elaborating on your Challenge Statement.

08 **Q5:** Describe how your community residents have shaped your Challenge Statement. Describe your plans for continuing to engage and involve them in your final proposal going forward.

11 **Q6:** Describe your preliminary proposal and its activities or projects.

16 **Q7:** Describe the ways in which your preliminary proposal supports your community's medium and long-term goals, strategies, and plans.

17 **Q8:** Describe your community's readiness and ability to successfully implement your proposal.

19 **Q9:** Describe your plan for using the \$250,000 grant, should you be selected as a finalist. Provide a high-level breakdown of spending categories and an accompanying rationale.

20 **Q10:** Describe the partners that are or will be involved in your proposal. Where partners are not yet determined, describe the process for selecting them.

Proposal Summary (200 words max)

The Smart Cities Challenge proposal by the City of Vaughan, in collaboration with our citizens, builds off the leadership of our Federal Government in placing mental well-being at the forefront of its agenda.

By leveraging leading-edge technology, expertise from our Mayor's Smart City Advisory Task Force and invaluable insight from engaged Vaughan residents, we will implement a Digital Gardens concept to produce scalable, positive outcomes.

Vaughan's identity is closely linked to a number of smaller communities, with which many of our residents closely identify. The Digital Garden is a collaborative sharing platform for data, ideas and solutions. Through a centrally located Vaughan LaunchPad, in our new downtown core, our proposal

seeks to use data and citizen collaboration to foster connections linking Vaughan's five communities through Local Gardens.

We are confident this will drive social cohesion and enhance a sense of belonging, while improving accessibility to City services, information and events.

The concept of the Digital Garden will change the way we live, work, play and move around, placing Vaughan citizens at the cutting edge of transformation. This will cement and cultivate a "One Vaughan" sentiment and make the City of Vaughan one of the most connected and socially cohesive cities.



Q1: Please provide the following information on your community.

Name of community: City of Vaughan

Population: 306,233

Province/Territory: Ontario

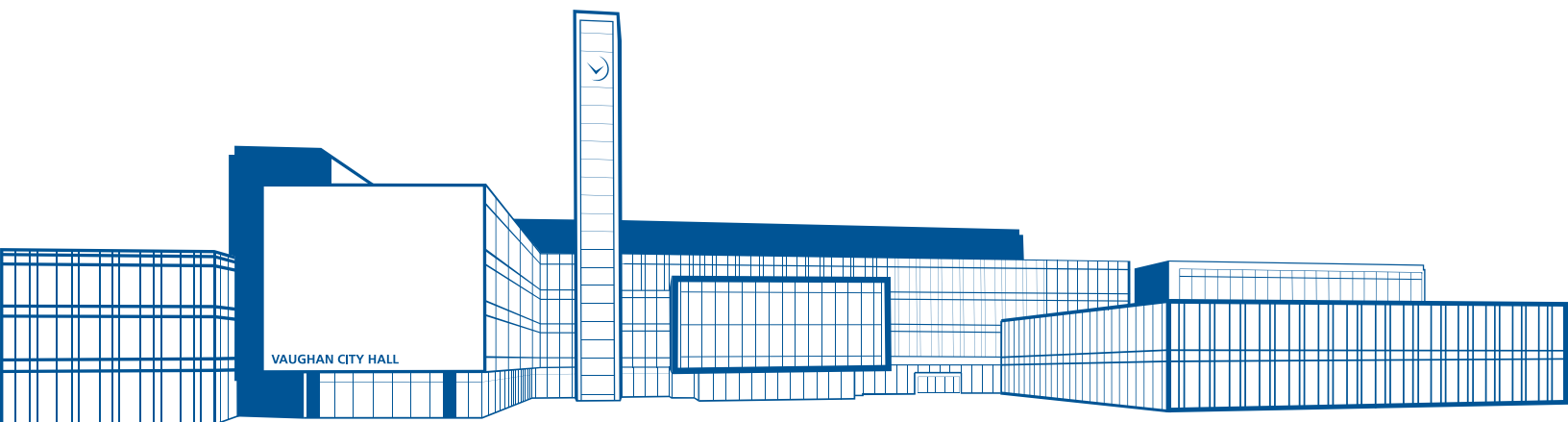
Indigenous community: No (Yes/No)

Q2: Please select a prize category.

\$50 million (all population sizes)

☒ \$10 million (population under 500,000 residents)

☐ \$5 million (population under 30,000 residents)



Q3: Define Challenge Statement in a single sentence that guides preliminary proposal. It should describe the outcome (or outcomes) you hope to achieve. (50 words max)

Vaughan will continue to blend its five historic communities into “One Vaughan” with connected and engaged citizens to strengthen social cohesion and increase a sense of belonging by 10 per cent while creating new levels of accessibility to services, information and events, thereby supporting mental well-being for all Canadians.



Q4: Describe the outcome (or outcomes) your proposal seeks to achieve by elaborating on your Challenge Statement. (2500 words max)

Why A Smart Cities Approach

The City of Vaughan's definition of a Smart City is one that is citizen-centric with the goal of sustainability at the core, and a focus on collaboration and working together with the community to address challenges and transform traditional approaches targeting prosperity, inclusivity and resiliency to ensure long-term economic vitality. Vaughan's proposal for the Digital Garden (which will be elaborated on in question 6) supports our definition of a Smart City by using data and technology to create more connected and engaged citizens to improve social cohesion, thereby supporting mental well-being and improving quality of life of Vaughan residents. Our proposal is scalable and, if adopted by other municipalities, will have similar benefits extending to all Canadians.

The City of Vaughan's consultations, through city-wide engagements and focused workshops with stakeholders, revealed that the main challenge(s) identified by residents were feeling disconnected, a lack of social cohesion and lack of "One Vaughan" identity. Residents wanted to see a more inclusive and vibrant Vaughan. Like many cities across Canada, the City of Vaughan is geographically dispersed, and most residents stay within their local communities and neighbourhoods. Our proposal provides a platform to address these challenges.

Social cohesion is the glue that holds a community together. Fostering social cohesion means greater inclusiveness, more civic participation and creating opportunities for upward mobility. Promoting social cohesion requires strong community partners and collaboration to implement meaningful collective action and, therefore, the need for a smart city approach.

Social Cohesion to Support Mental Well-Being of Our Citizens

Canada is a country built on immigration, which continues to be a strong driver of our economy with 75 per cent of our population growth due to immigration (Conference Board of Canada, 2017). Building social cohesion and a sense of belonging is important for the continued growth and success of Vaughan and Canada. It is important we incorporate policies that are inclusive and promote social cohesion by bringing people together and capitalizing on our diversity.

People who are more socially connected to family, friends or their community are happier, healthier and live longer, which is a building block of mental well-being. Isolation leads to a breakdown of mental health and mental well-being. Thus, by improving social cohesion through the creation of a more engaged and connected city, we are supporting the mental well-being of Vaughan residents.

Mental illness is not to be ignored. It affects one in five Canadians and nearly one-third of people in Ontario, and has a significant impact on our communities (Government of Canada and Government of Ontario). More than 6.7 million people in Canada are living with a mental health problem, and the cost of mental illness is estimated at \$51 billion per year in Canada and is expected to be \$307 billion by 2041 (Mental Health Commission of Canada, 2013). By building social cohesion at the municipal level, we are supporting and improving the mental well-being of our residents and positively impacting their quality of life. It will also improve our productivity. Mental health is the leading cause of workplace disability in Canada. In any given week, there are 500,000 people unable to work due to mental health problems, one in three workplace disability claims and 70 per

cent of disability costs are related to mental illness. In 2011, the productivity impact of mental illness was estimated to be more than \$6.4 billion and will increase to \$16 billion in 2041 (Mental Health Commission of Canada, 2013).

We will work together with partners to make Vaughan the place to be, to live, work, play and invest, where residents live longer, happier and healthier lives. We have identified the mental well-being of our citizens as a priority in achieving this, as have our Provincial and Federal counterparts. Our ultimate goal is to support and improve the mental well-being of residents in Vaughan by increasing and building social cohesion and creating a well-connected and engaged city. We will improve mental well-being by nurturing a sense of belonging and creating a more connected Vaughan — connecting people, places and information. We will build a vibrant Vaughan, focusing on cultivating arts and culture and celebrating diversity. Through an increased sense of belonging and connection to their community, citizen engagement and civic participation will measurably improve.

Vaughan's Profile

The City of Vaughan is one of the fastest-growing municipalities in Canada with a diverse and aging population, geographically dispersed with a large commuter population, low unemployment but rising inequality and polarization, which is characteristic of many suburban cities in Canada. Vaughan celebrated its 25th anniversary as a city last year, and during this period the City experienced significant growth and transformational change. Vaughan's population reached 306,233 in 2016 — a 6.2-per-cent increase from 2011. This rapid growth has impacted our communities and the social fabric tying us together. As a city, it is important to be cognizant of this change to address pressing issues and to build social cohesion. The City of Vaughan includes five communities: Maple, Woodbridge, Thornhill, Concord and Kleinburg. Most residents (and even non-residents) identify more with these smaller communities than they do with the city as a whole.

The population of Vaughan is diverse with 46.3 per cent of our residents born outside of Canada and 105 different languages spoken. Much of the growth in the City of Vaughan can be directly attributed to

our ability to attract newcomers, which strategically positions Vaughan for stable long-term economic growth and development.

Vaughan has a very low unemployment rate of 5.8 per cent and a high labour participation rate of 68.6 per cent. Vaughan has also achieved the highest rate of self-employment when compared to other Ontario cities with a population of 250,000. The City of Vaughan is home to a large commuter population with 63 per cent travelling outside the city or region for work. The majority (84 per cent) travel to work in a private vehicle, 13 per cent use public transit, while only three per cent walk, cycle or use another mode of transportation for their commute. The City of Vaughan is also a net importer of jobs, drawing in more workers each day from across the Greater Toronto Area than the resident labour force, resulting in many people commuting into the city for work.

Most Canadian cities are dealing with an aging population. Over the past five years, there has been a 35-per-cent increase in Vaughan's senior population. The City is committed to providing aging residents with the care and services for them to live with dignity and support. Aging has been identified as a priority by our Mayor and Council, and the needs of the aging population are taken into consideration in the City of Vaughan's Seniors Strategy, Active Together Master Plan, Transportation Master Plan and other City initiatives and strategies. In fact, the World Council on City Data (WCCD) has identified that Vaughan residents live longer than residents of many international cities in the WCCD database. Vaughan has a life expectancy of 86, which is higher than Barcelona, Melbourne, London, Shanghai and Dubai.

The poverty rate for the City of Vaughan in 2015 was 8.8 per cent, based on the Statistics Canada low-income measure after tax. However, the Vaughan Community Well-being Report indicates that residents living on low income in York Region grew almost by 61 per cent from 2000 and 2012. Affordability is also a serious issue in Vaughan, where the cost of single detached homes increased by 87 per cent and the wait list for social housing increased by 63 per cent during this period. Furthermore, research by the United Way shows relative inequality in York Region has increased by 63 per cent from 1970 to 2015 and relative increase in polarization by 98 per cent within this same timeframe. Rising inequality and polarization often lead to undesirable social outcomes and tensions.

A Connected and Engaged City to Build Social Cohesion

A socially cohesive society is one that works toward the well-being of all its members, fights exclusion and marginalization, creates a sense of belonging, promotes trust and offers its members the opportunity of upward mobility. Mayor Bevilacqua often emphasizes that Vaughan citizens are the City's most important assets because they embody the spirit of this city. Vaughan citizens have a kindness and generosity that is real, genuine and infectious, and as we continue to build Vaughan, it is vital we keep the human connection in mind. Mayor Bevilacqua views the Smart City approach as an opportunity to encourage greater civic engagement, accelerate economic growth and generate government efficiencies by working together with our community.

Stakeholders during the consultations repeatedly stated that they would like to see a more vibrant Vaughan with more community events and festivals and a focus on arts and culture; a place where people stay instead of leave. Vaughan citizens wanted a more inclusive Vaughan, more activities and programming for seniors and youth. Residents also talked about a lack of Vaughan identity. Most residents identify with their own local communities instead of Vaughan. Residents wanted the City to focus on improving quality of life with an emphasis on health and well-being. We listened and believe this can be achieved by focusing on building social cohesion.

The Harvard University longitudinal study on human development found relationships have a direct correlation to happiness. Research has shown loneliness to have detrimental health implications and is associated with higher rates of mortality and lower life satisfaction (Mental Health Foundation). Communities are changing from traditional neighbourhoods, where everyone knows each other, to communities in which people barely know their neighbours. This change can be attributed to a number of modern factors, including longer working hours, differing family structures, people living farther apart and our reliance on social media and technology to stay connected (Mental Health Foundation).

During the consultations, we heard about the stresses of the "sandwich generation" who are supporting and providing care for both their children and their

parents. More stress is placed on this demographic, who often are the ones working and supporting their families than ever before. Residents shared their experiences of being part of this "sandwich generation," which revealed to us, first-hand, the impact to their well-being and productivity. One resident told us her story about the stresses of looking after her mother and her young children. She is an entrepreneur, who often spends countless hours commuting to Waterloo or Toronto to work because of the lack of incubators in Vaughan. The pressures of her Vaughan-based home life will often create conflict with her commute-based work life. The result is an overall decrease in her productivity and well-being. She explained the frustration of being stuck in traffic, missing a day of work, all compounded by having to deal with an already stressful situation. This is an all-too-familiar story for 28 per cent (in 2012) of Canadians who are part of this "sandwich generation," balancing the demands of caregiving and raising children, most often impacted women (54 per cent), those between the ages of 35 and 44 (37 per cent) (Statistics Canada, GSS Cycle 26, 2012). The General Social Survey (GSS) also revealed caregivers reported feeling worried or anxious, 28 per cent of respondents found providing care somewhat or very stressful and 19 per cent indicated their physical and emotional health suffered in the last 12 months as a result.

Greater diversity increases the need for cultural, ethnic or religious accommodation and impacts social cohesion. A study completed by Harvard Political Scientist Robert Putnam found that residents in more diverse communities reported having less trust in their neighbours, media, local government, fewer people voted, fewer people gave to charity, fewer people worked on community projects and had fewer friends. The study found that people in diverse communities were less happy overall and less satisfied with their lives (Putnam, 2007). The social cohesion of our community is made up of our shared norms and values. Diversity can impact this and we must ensure we accommodate to the needs of our community. It's important we capitalize on our diversity and to tell stories of residents in our community to build social cohesion. Evidence increasingly shows that social cohesion is critical for societies to prosper economically and for development to be sustainable (WHO, 2008). Research shows that cities with large immigrant populations tend to have

higher productivity and innovation. Diversity leads to cross fertilization of ideas that contribute to creativity and innovation, and also contributes to global connections, which is key to economic development (Spoonley, 2014). The City of Vaughan will capitalize on its diversity and provide a platform for innovation.

Measures

Social capital, which is often used as a measure for social cohesion, is not currently being tracked. However, baseline data on sense of belonging, voter participation and civic participation are available. The proportion of residents who reported a somewhat strong or very strong sense of community belonging in York Region from 2013 to 2014 is 66 per cent, which is below the provincial average of 68 per cent (Canadian Community Health Survey, 2007–2014). Voter participation in Vaughan for the last municipal election in 2014 was low at 30.3 per cent. The national average was 43.12 per cent. Voter participation is a good proxy indicator for civic engagement and how active residents are with municipal issues. Also, a 2014 survey indicated 57 per cent of respondents said they were unlikely to participate in town hall meetings, 34 per cent were somewhat likely to participate and only 9 per cent were very likely to participate.

With regards to civic participation, our citizen survey reveals that fewer people are interacting or accessing city services in Vaughan than the national norm. The survey revealed the following:

- 42 per cent of residents indicated they had contact with City of Vaughan staff or an employee in the past 12 months (national average is 52 per cent).
- 45 per cent accessed or used a service/program provided by the City and 39 per cent did not have any contact.
- 62 per cent were very/somewhat aware of the Vaughan Metropolitan Centre, our new downtown, and 38 per cent were not aware, compared to 90 per cent who were very/somewhat aware of the new subway line connecting Vaughan to downtown Toronto.

Currently, the City of Vaughan hosts 21 “City-led” events throughout the year and supports 21 “community-led” events.

To measure progress and success of our proposal, we will measure sense of belonging, social capital, number of Vaughan-sponsored community events and citizen participation in community events.

The City will start measuring sense of belonging and social capital through our citizen survey, which is undertaken by Ipsos Reid and updated every two years. This will give the City an ongoing data set that can be reviewed to a baseline. We will use data from our proposed projects to measure Vaughan-sponsored events and citizen participation in events. We will also have project-specific metrics, which will be outlined in Question 6.

Q5: Describe how your community residents have shaped your Challenge Statement. Describe your plans for continuing to engage and involve them in your final proposal going forward. (1500 words max)

Citizen Engagement and Outreach

The City of Vaughan's approach to stakeholder consultations for the Smart Cities Challenge has been inclusive and engaging. The City created an engagement and outreach strategy with a full feedback loop, consisting of city-wide engagement, focused workshops, input and feedback from the Mayor's Smart City Advisory Task Force and citizen verification to inform the Challenge and ensure citizens' priorities are met.

The City of Vaughan is made up of diverse groups of cultural backgrounds with diverse interests. The citizen engagement approach we took for the Smart Cities Challenge was to create a future for Vaughan shaped by residents, as well as giving citizens a voice in the definition of issues and problems. By doing so, we sought to provide an opportunity to our residents to develop ideas and solutions. The City of Vaughan reached out to various groups and organizations to provide a well-rounded view of the needs of Vaughan citizens and businesses. Staff engaged with community stakeholders, businesses, non-profit organizations and service providers whose goal is to improve quality of life and well-being of residents.

Citizen Engagement, Survey and Workshops Summary

The City of Vaughan took a multi-channel approach to citizen engagement and feedback, including the creation and involvement of the Hon. Mayor Maurizio Bevilacqua's Smart City Advisory Task Force, seven two-hour workshop/focus group meetings, a unique Smart Cities art curated event and discussion, and a series of broadly based citizen outreach and engagement initiatives.

The Smart City Advisory Task Force is chaired by Mayor Bevilacqua and comprised of 35 leading Canadian and U.S. leaders in social, economic and environmental subjects of future Smart City importance. A majority, 69 per cent of the Task Force members, are C-Suite-level individuals directly responsible for effecting change within their organization. The Task Force is facilitated by William Hutchison, Chair, i-CANADA Alliance and Distinguished Research Fellow at the Munk School, University of Toronto, with more than 20 years' experience in building Smart Cities. The workshop/focus groups were each comprised of approximately 20 experts in the subject, and output from the workshops and feedback from the citizen surveys and related interviews provided input to the Task Force. Task Force members then collaboratively used their senior-level experience to provide input and feedback for Vaughan's Smart Cities Challenge application.

Citizen Engagement Details

The broadly based citizen surveys asked residents in which area the City of Vaughan should focus for the Challenge and encouraged them to share their big ideas. To ensure our approach is inclusive, we reached out to a wide segment of our residents. This included traditional city-wide website outreach through communication to citizens, business contacts established with the Economic Development and Culture Services department, not-for-profit organizations, such as United Way of York Region, York Entrepreneurship Development Institute, Vaughan's future hospital, local post-secondary educational institutions (York University, University of Toronto) and outreach through the Task Force member networks.

The City reached out to residents by traditional email blast through our networks including: Vaughan Business Enterprise Centre (2,700); Vaughan Chamber of Commerce (900); City of Vaughan internal staff (City of Vaughan Social Media Channels: Twitter – 12,843, Facebook – 4,722, Instagram – 2,519).

Vaughan Councillors also reached out to their respective constituents with the survey emailed to 8,000 residents and businesses. Each Councillor was also interviewed to ensure our identified Challenge reflected the needs of their constituents.

Vaughan is a family oriented city so City staff attended Winterfest for additional input from residents. As part of the City of Vaughan's corporate partnership with Vaughan Public Libraries, we asked them to help administer the survey to reach a wider segment of the Vaughan population. The libraries are an important partner for the City of Vaughan, helping to bridge the digital divide and ensuring Vaughan residents have access to digital capabilities and education so they're not left behind.

Focused Workshops

The digital transformation tool for decision-making processes, PowerNoodle, was used during the workshops in order to facilitate meaningful conversations with our stakeholders. To obtain the expertise of a wide spectrum of experts, the City held six focused workshops and a community engagement workshop, which were open to all residents. The themes included: millennials, arts and culture, inclusion and empowerment, environmental sustainability, industry and innovation, health and wellness. The workshops provided an opportunity to share with participants the Smart Cities efforts that we are undertaking in the City of Vaughan and information about our Smart Cities Challenge. The City engaged in meaningful conversations about what mattered most to residents and challenges the community faces. We utilized PowerNoodle by organizing and prioritizing ideas, and enabled participants to comment and provide input on each other's feedback.

smARTcities: Exploring the Digital Frontier

Our Smart City art exhibit offered a unique engagement component to Vaughan residents. Artist Ron Wild integrates Vaughan-centric imagery into a symbolic visual vocabulary to envision the transformative role technology and IoT can play. The City used art as a medium to educate and facilitate conversations with residents on Smart Cities. As part of this exhibit, we hosted an engaging discussion with an expert panel consisting of the artist, Ron Wild, Oren Berkovich, CEO, SingularityU Canada Summit, Lilian Radovac, Urbanist Professor, University of Toronto and Vaughan CIO Frank Di Palma and members of the audience about art, innovation and city-building, filtered through the context of Smart City transformation. As part of this process, we are encouraging Vaughan residents to submit digital interpretations illustrating the transformative potential for Smart City technologies and all submissions will be integrated into an original MEGAsmARTcities digital map remixed and composed by Ron Wild.

Previous Engagements

The City also took into consideration previous stakeholder engagements and consultations that formed key City of Vaughan strategies. The findings and results were reviewed from the following: Digital Strategy 2.0, Citizen Satisfaction Survey, Service Vaughan Strategy, City of Vaughan Strategic Plan: Vision 2020, Green Directions Vaughan, Active Together Master Plan, VMC Cultural Framework and Public Art Plan and Creative Together: A Cultural Plan for the City of Vaughan. Each of these strategies and plans included extensive consultations with residents, staff and other key stakeholders.

What We Heard – Results from the Engagement Process

Through extensive consultation, we asked residents what they thought were the main challenges residents in Vaughan faced and the results were consistent with previous City and community engagements: 1) Residents don't identify with Vaughan, but rather with their local communities and, 2) A desire by residents for more events. This is consistent between previous engagements and the consultations that took place for the Smart Cities Challenge.

The issues of inclusive communities and accessibility came up often. The need for more services for Vaughan's aging and youth population were emphasized. The concern of Vaughan's hidden poverty came up, the pressures of keeping up with everyone and the issues with affordability. Lack of housing affordability was a main concern for millennials and, as a result, young professionals are often moving out of Vaughan. Residents also wanted a vibrant city with an emphasis on arts and culture with more cafés and events.

Traffic congestion and lack of transit options were often top-of-mind issues in previous consultations. Vaughan is challenged to address the first-last mile gap because of its typical suburban development process. While two subway stations were recently opened in the City, including a new terminal station at the Vaughan Metropolitan Centre, it is

still a challenge to access these higher-order transit connections. Furthermore, outside of these stations, the major communities in Vaughan are not well connected by roads or transit due to geographic constraints and land use patterns.

Continued and Ongoing Stakeholder Consultation Process

The City will continue to work with our community to help us design the details of the Digital Garden, our Smart Cities Challenge proposal. We will continue the engagement process with consultations throughout the proposal stage and the development of the design and project implementation strategy. Vaughan residents will have an opportunity to shape and provide input to the proposal to address their needs. The City will also work with the community in identifying piloting opportunities.

Furthermore, the City of Vaughan will continue to engage our residents as part of our ongoing Smart City efforts through the Mayor's Smart City Task Force. In addition to gathering input from residents on the City of Vaughan's Smart Cities Challenge proposal, the continued engagement will also help frame Vaughan's Smart City Strategy and the priorities for the new Term of Council. To ensure we take in all the needs of our residents and communities, we will create an Equity and Inclusion Advisory Committee to advise the Mayor and provide input to City of Vaughan initiatives. An Equity and Inclusion Advisory Committee will consist of members from a cross-section of communities, including faith groups that represent the diversity of Vaughan residents. The Equity and Inclusion Advisory Committee will also provide advice and input into our Smart Cities Challenge proposal.

Q6: Describe your preliminary proposal and its activities or projects. (2500 words max)

Our Vision

We are a city that is committed to our citizens and making sure no one is left behind. This means our policies and programs are inclusive and enable every resident an equal opportunity to participate. We are committed to improving the daily lives of our residents, making Vaughan one of the most livable cities in Canada with a quality of life that is second to none.

Our visionary mayor is committed to “sensory-based planning” to enhance the human experience as part of city living. It is about how people feel living in a city and what they can see and touch. This concept was used in developing the VMC to include experiential elements people can see and feel to immediately create a sense of belonging. We will use data and technology to create a “One Vaughan” identity by connecting residents and encouraging participation in events to increase community sense of belonging and social cohesion.

Innovative Community Collaboration Through a Digital Garden

Our proposal calls for the creation of a Digital Garden; an online platform to build social cohesion and create a more connected and engaged city through the Vaughan LaunchPad as the main community hub and the five Local Gardens representing the community hotspots. Much like the concept of community gardens, the Digital Garden is a collaborative community initiative, with which citizens come together to plant fruits and vegetables for the community. However, in this case, data and ideas can be used by the City and the community to generate solutions. Much like community gardens, the Digital Garden will be a platform for sharing knowledge and learning,

getting residents engaged and cultivating a culture of sharing, serving the greater community and building a sense of community belonging. The concept of the Digital Garden will be an online platform, however, the LaunchPad will be a physical space where people come together to work and share ideas. It will be the new meeting point for Vaughan residents. The Digital Garden will cement and cultivate a “One Vaughan” sentiment and make Vaughan one of the most connected and socially cohesive cities.

Vaughan LaunchPad

A collaborative co-working, co-learning and interactive space in the Vaughan Metropolitan Centre hosted by the City of Vaughan.

The Vaughan LaunchPad will provide the following:

- Collaborative co-working and incubator space for local entrepreneurs and businesses;
- Co-learning space with online classroom capabilities and Singularity University Campus;
- Smart City Expo for citizens to learn about new emerging technologies and city solutions from around the world;
- City engagement space, an interactive place for city staff to discuss city challenges and issues with citizens using data collected from the Gardens (community hotspots) and to receive feedback and input on specific strategies and issues, and;
- Test City Headquarters, testbed for piloting city and business solutions.

Local Gardens

The Local Gardens will be community hotspots, similar to Smart Kiosks, and will be the local community hub for the Digital Garden. Each Local Garden will be designed with, and by, the community to showcase and enhance the local communities' heritage and culture.

The Local Gardens will provide the following services:

- Wayfinding, directing citizens to the most convenient route and transit options, and ability to access shared mobility options;
- Social media interactions, have up-to-date information on events and what's happening in the local community and within Vaughan;
- Administrative city procedures, such as online payments and digital deputations;
- One-stop shop for government services, including Service Ontario offerings;
- Public WiFi for residents and tourists;
- Ability to broadcast events;
- IoT sensors to gather data on traffic, parking, air quality, attendance at events, etc.;
- Comprehensive listing of points of interest, events, nature and trail system, recreational activities and programming, and;
- Mini Gardens, which are digital interactive stations that will be placed in community centres, long-term living facilities, seniors' residences and the Mackenzie Vaughan Hospital that provide services, WiFi and screens for broadcasted events.

The Digital Garden proposal is innovative and collaborative. It will change the way we work, learn, move around the city, engage and interact with citizens and, most importantly, the way we play and celebrate to create a more socially cohesive Vaughan by engaging and connecting residents.

Changing the Way We Engage and Interact with Citizens

Through the Digital Garden concept, city services will become more accessible by making tax and parking payments and other city services, as well as Service Ontario, available through Local Gardens. Further innovation will give residents the ability to use the Local Garden platform to make online deputations to Council, making it more accessible for those who cannot attend meetings in person to have their voices heard.

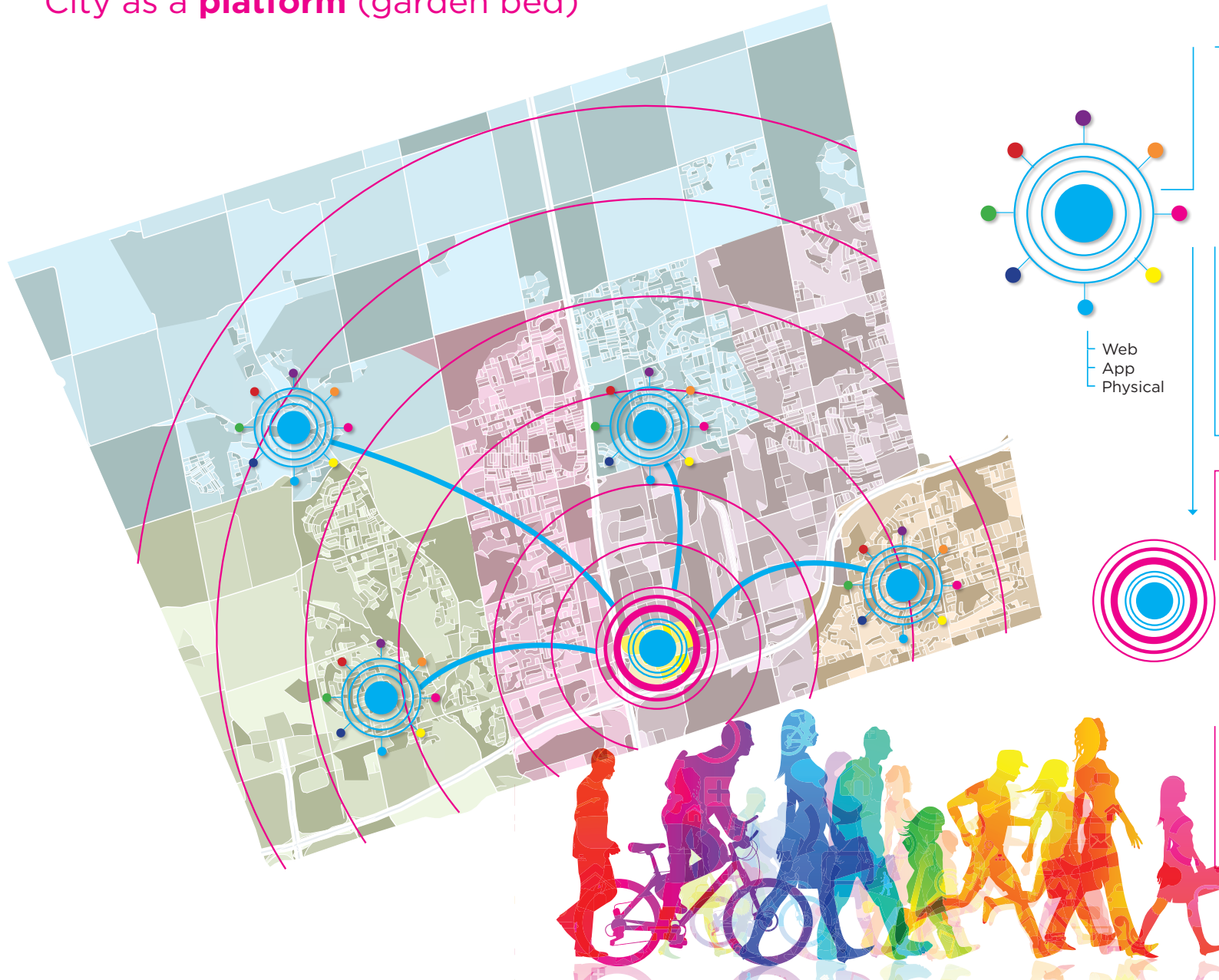
The Local Gardens, through IoT sensors, will gather data on traffic, parking, air quality, temperature and other information to help inform dialogues and solutions with residents. Improved, more accurate and open data increases the social capital between city staff and citizens by providing evidence of the actual issues the community is facing, enabling conversations based on facts and solutions that are targeted.

Vaughan's commitment to open data means we can have more engaging and meaningful dialogues with citizens on top-of-mind city issues, such as traffic congestion and air quality. For example, historical, fine-grained origin-destination and travel time information allows for the analysis, identification and testing of solutions that were not previously possible. Having this data available through the Digital Garden will provide an opportunity for City staff to use the LaunchPad as a space to interact and engage with citizens, using open data evidence for solving challenges and proposing solutions. City staff can use data to engage in dialogues with residents to identify specific community challenges and needs, work with residents to implement solutions and use data to have dialogues after the testing to show residents the results and impacts.

The City can use improved data collection and synthesis to provide revolutionary services. An advanced traveller information app can inform citizens of traffic incidents and provide viable alternative travel options, such as shared mobility/ micro-transit vehicles or locations of the nearest dockless bikeshare bicycles. Solutions such as these will improve citizen trust in City services, and increase accessibility and transportation

Connecting our Community through **Digital Gardens**

City as a **platform** (garden bed)



Community Local Gardens

- Wayfinding, directing citizens to the most convenient route and transit options, and ability to access shared mobility options
- Social media interactions, have up-to-date information on events and what's happening in the local community and within Vaughan
- Administrative City procedures such as online payments and digital depositions
- Public WiFi for residents and tourists
- Ability to broadcast events
- IoT sensors to gather data on traffic, parking, air quality, etc.
- Comprehensive listing of points of interest, events, nature and trail system, recreational activities and programming

The Vaughan LaunchPad

- Collaborative co-working and incubator space for local entrepreneurs and businesses
- Co-learning space with online classroom capabilities and Singularity University Campus
- Smart City Expo for citizens to learn about new emerging technologies and City solutions from around the world
- City engagement space, an interactive place for City staff to discuss city challenges and issues with citizens using data collected from the Local Gardens (community hotspots), and to get feedback and input on specific strategies and issues
- Test City Headquarters, testbed for piloting City and business solutions



alternatives for those who have limited options, such as children, the elderly or those with medical conditions. It will reduce the stress and anxiety caused by congestion for all.

The Vaughan LaunchPad will provide an environment and testbed for piloting City and business solutions, and will be the headquarters for Vaughan's already-approved Test City project.

The LaunchPad, through the Test City project, will also work with businesses to test and pilot their products and services in Vaughan. Test City will provide advice and input to help businesses scale their products and services. This is especially important for businesses interested in entering the Canadian market for the first time. The LaunchPad will be a testbed for new technologies and innovative solutions.

The LaunchPad will also host a Smart City Expo space, an innovative exhibit and simulation centre in which citizens can learn about the various smart cities technologies and solutions being implemented around the world. The Smart City Expo presents another opportunity for the City to use data to inform dialogues with citizens.

Celebrating Diversity and Vibrancy Through Arts and Culture

The City of Vaughan is extremely diverse as almost half our residents are foreign born. Vaughan is also a city rich in culture. The Digital Garden will be an opportunity for the City, and the various communities, to work together to celebrate diversity. We will work collaboratively to increase and promote the number of cultural and family events that bring the community together so citizens will be more connected and engaged. The Local Gardens will disseminate information on events and the best way to get to these events with convenient transit and shared mobility options. Residents will know what's happening in their community and get the most up-to-date information. The Digital Garden will also provide a platform and space for the community to come together and organize and promote their own community events.

Not only will the Local Gardens disseminate information on events within Vaughan, but it can broadcast events, too. This will enable residents to participate online via apps, and we will also distribute mini Gardens to various community

centres, long-term care facilities, seniors' residences and the new Mackenzie Vaughan Hospital to recreate an event and make those who cannot physically attend an event feel included.

Promoting Sharing Culture

The LaunchPad will be a co-working and an incubator space for entrepreneurs, self-employed, start-ups and remote workers. The City of Vaughan, through its Economic Development Department, will host the LaunchPad space where thought leaders and entrepreneurs come together to share and discuss challenges we are facing in our community to come up with citizen-centric solutions.

The LaunchPad will be the first incubator space in Vaughan. The number of entrepreneurs and self-employed residents in Vaughan has increased to 15.2 per cent of Vaughan's labour force. Many of these entrepreneurs currently travel to Toronto and Waterloo to access incubator spaces, and this will alleviate stresses of having to commute, help with congestion and encourage more innovation and entrepreneurs to move to Vaughan.

The LaunchPad will also change the way we learn by providing online classroom capabilities and online university options through Singularity University. The LaunchPad will host a series of online workshops and training programs for Vaughan residents interested in updating their skills. The online classroom can broadcast world-class international lectures to residents. This will enable our citizens to update their skills and continue to learn with high-quality educational opportunities without having to travel and spend a lot of money.

The sharing culture will change the way we move and connect with each other in Vaughan. Traffic congestion is a top-of-mind issue for residents, and there are limited convenient transit options, similar to many suburban communities. The City of Vaughan is currently considering shared mobility options and this will change the way residents attend events. Shared mobility is a collection of services, such as on-demand carpooled ride-sharing or micro-transit,

that makes better use of existing infrastructure and ultimately reduces road congestion. These services will also significantly improve accessibility for Vaughan's vulnerable populations, including those who require medical assistance and the elderly, reducing the isolation for those without access to a private vehicle.

The LaunchPad will also have an important international collaboration dimension as a participating city in the U.S.-based Smart Gigabit Cities "SGC" Cluster. The SGC Cluster includes 20 U.S. mid- and smaller-sized cities, along with the City of Adelaide, Australia. Created by U.S. Ignite, a not-for-profit agency initiated by the Obama White House to stimulate innovation, the SGC project was one of the U.S. government's Smart Cities Challenge initiatives in 2015. Cities in the cluster each have a very high bandwidth innovation district for start-ups, and each city commits to creating two new Smart City Apps and sharing them with the other cities in the Cluster, thereby creating and sharing a total of 40 new Smart City Apps. Vaughan will become a full participant using high-bandwidth, low-latency technology called SAVI that is seamlessly compatible with the U.S. technology. Participating in this cluster will provide a unique opportunity for start-ups in the Vaughan LaunchPad to collaborate with start-ups in the 20 U.S. cities. It will also facilitate collaboration and engagement between Vaughan's socially focused organizations, to share ideas and easily arrange online high-bandwidth collaboration and discussions using the gigabit networks in each participating city.

Measuring Progress

We will use a number of project-specific indicators to measure progress and these will be identified during the proposal development stage. For example, the indicators will track progress on the number of organizations and businesses registered to the Digital Garden, the number of events listed and participation, number of datasets and ideas generated just to name a few.

Q7: Describe the ways in which your preliminary proposal supports your community's medium and long-term goals, strategies, and plans. (500 words max)

Vaughan's proposal, the Digital Garden, will create a more connected and engaged city, which aligns perfectly with the City's vision to be the city of choice. A city that promotes diversity, innovation and opportunity for all citizens, fostering a vibrant community life that is inclusive, progressive, environmentally responsible and sustainable.

The Digital Garden is very citizen-centric and will be designed based on the needs of residents. Our proposal supports and enhances the goals outlined in the City of Vaughan's Term of Council Priorities and Strategy Plan Vision for 2020. The citizen-focused Digital Garden will support and advance the Service Excellence framework and its mission of "Citizens First Through Service Excellence." Our proposal and consultations, completed under the Smart Cities Challenge, will provide insight and inform the next Term of Council Priorities.

Our proposal aligns and supports Vaughan's digital transformation and the four focus areas of the Digital Strategy:

- 1.** An engaged community – citizens will be more aware and informed of what's happening in their community and providing the resources for citizens to be fully engaged in the City.
- 2.** Citizens can do business with the City through digital channels – the Local Gardens will provide digital stations for citizens to do business with the City.
- 3.** Be an open and transparent government – all data gathered will be open and used to facilitate dialogues with citizens; we will also provide free WiFi.

- 4.** Internal transformation and modernize city processes – changing the way we work and interact and engage with citizens and adopting a culture of data.

As part of Vaughan's Digital Transformation, Mayor Bevilacqua convened a 35-member Smart City Advisory Task Force in December 2017 to help identify priority needs to inform a Smart City Strategy for Vaughan. Our proposal for this Challenge will complement and support the efforts being undertaken by the Task Force, and the findings from the Challenge will help inform the Task Force's recommendation report to Council. This will ensure our Challenge proposal aligns with the broader framework for Vaughan's Smart City Strategy.

Our proposal to build social cohesion by fostering a vibrant community life and celebrating diversity is an important priority for the Government of Canada. Building social cohesion to support mental well-being aligns with Government of Ontario and Government of Canada commitments to support mental health. Vaughan's proposal also supports the Government of Ontario's comprehensive mental health and addictions strategy, Open Minds, Healthy Minds, and the goals of improving mental health and well-being for all Ontarians and to create healthy, resilient, inclusive communities. At the federal level, our proposal will support the Mental Health Commission of Canada's (MHCC) ongoing national focus for mental health issues and to provide better services for the country's diverse population for improving the mental health system. Our proposal also aligns with the larger community's efforts to support mental health, including Bell Canada's Let's Talk campaign, focusing on changing the conversation on mental health with a total of 138,383,995 interactions thus far and \$93.4 million donated to mental health initiatives.

Q8: Describe your community's readiness and ability to successfully implement your proposal. (1000 words max)

Traditionally, many cities have adopted a siloed approach to problem-solving and delivering solutions. By comparison, a Smart City is one in which silos are broken down and focus is placed on innovative collaboration that cuts across city departments, where levels of government work with both the private, public and non-profit sectors. Data is also at the core of a Smart City approach, using data analytics for better informed decision-making.

Vaughan is currently undertaking a major transformation, which is being led by Mayor Bevilacqua and our City Council. Under the leadership of our forward-looking mayor, we have started Vaughan's digital transformation through our Digital Strategy and Vaughan's Service Excellence Journey through our Service Vaughan Strategy. In addition to these two key strategies, we also have many new initiatives that will support and complement our Digital Garden proposal, including our new downtown, the newly developed Vaughan Metropolitan Centre, which includes a new subway line connecting to downtown Toronto and Vaughan's new hospital — Canada's first smart hospital. Our mayor also created a Smart City Advisory Task Force of leading experts to provide recommendations on priorities to help drive forward Vaughan's Smart City initiatives.

Vaughan's Digital Transformation

Vaughan is at the onset of its digital transformation, developing a prototype for open data, expanding online service delivery and evaluating and investing in new digital technologies to enhance productivity and support key public initiatives. As part of this digital transformation, the City of Vaughan is partnering with Bell Canada to provide next-generation broadband fibre connections to homes

and businesses with the fastest Internet technology. This \$170-million investment over the next three years will enable Vaughan to become a world-class leading Smart City by providing the necessary infrastructure in place for our Digital Garden proposal and other Smart City applications.

The City of Vaughan's Digital Strategy defines how Vaughan will interact with citizens digitally, including communications, access to data and content, public connectivity, digital literacy and mobile applications. At the core of Vaughan's digital transformation is understanding our staff and citizens, their needs and motivations, and implementing change within the City to design more human services. Through this digital transformation, we are adopting a new approach and way of thinking about services and service design, challenging the status quo, encouraging collaboration across departments to break down silos and seek out solutions. This cultural shift within the City demonstrates that we are ready for a Smart City approach and this supports our Digital Garden proposal.

A Smart City is one that focuses on using data to identify challenges in order to implement targeted solutions to improve and enhance quality of life for its citizens. Our mayor is strongly committed to open data and to building a culture of data within the City. Mayor Bevilacqua has been part of the World Council on City Data (WCCD) leadership since 2011, helping to spearhead and lead the efforts locally and internationally on open data and using data for informed decision-making. As a result of this effort, the City of Vaughan has engaged in international benchmarking and learning from other key international cities since 2011. International benchmarking promotes economic development and enables us to identify common management issues and themes to learn and share best practices with cities globally.

The WCCD's Global City Registry for ISO 37120 Sustainable Development of Communities - Indicators for City Services and Quality of Life is the first international standard for cities on open data, and the City of Vaughan has been a Platinum certified city since 2015, demonstrating our commitment to global efforts for standardized open data and confidence in our City data.

Vaughan's Service Excellence Journey

The Service Vaughan Strategy, our Service Excellence framework, has defined the guiding principles for the City of Vaughan's transformation initiatives. The Service Excellence Strategy Map aligns our people, processes and technology with the goals of improving citizen experience, operational performance and staff engagement. Enhancing civic pride through a consistent city-wide approach to citizen engagement is a council priority. Improving citizen experience includes citizens engaged in decision-making and consistent service delivery, including improvements through technology for end-to-end citizen-centred services. This will define the citizen experience for Vaughan residents and businesses as they interact with the City. This includes how citizens receive information, complete transactions, initiate and resolve service requests, receive service status communications, and provide feedback to the City.

Building a downtown is a multi-generational and multi-disciplinary project that requires the participation of private- and public-sector partners, citizens and community leaders. The new Vaughan downtown, the Vaughan Metropolitan Centre (VMC), is an ambitious and complex program of projects that involves multi-stakeholders and is multi-dimensional in scope, leveraging the \$1.2-billion investment in transit infrastructure to extend the subway line to Vaughan and provide regional connections through a new bus rapid transit corridor. Building a shared public realm, animating places and inviting people to engage and participate in activities in the City's new downtown is critical to the VMC's development. Our Digital Garden proposal supports this.

The City of Vaughan has been working across departments and with multiple stakeholders from public, private and non-profit partners including the Province of Ontario, Toronto York Spadina Subway Extension (TTC), York Region, York Region Rapid Transit Corporation, Toronto and Region Conservation Authority, architects, planners, consultants, community groups and numerous landowners to successfully co-ordinate the streamlined planning, design and construction of key infrastructure projects and development proposals within the VMC Implementation Plan.

Mackenzie Vaughan Hospital – Canada's First Smart Hospital

The new hospital, currently under construction in Vaughan, is a \$1.6-billion initiative and will employ more than 1,800 full-time hospital staff. Vaughan, in collaboration with York Region and our community, are bringing modern, accessible, leading-edge health care to our residents. Vaughan's hospital will be the first hospital in Canada to feature fully integrated smart technology systems and medical devices that can speak directly to one another to maximize patient care.

Q9: Describe your plan for using the \$250,000 grant, should you be selected as a finalist. Provide a high-level breakdown of spending categories and an accompanying rationale. (500 words max)

The City of Vaughan will use the \$250,000 grant for continued community engagement, project management, feasibility study and piloting.

Citizen Engagement and Outreach

The City of Vaughan will be taking on a community collaborative approach to designing the full proposal for the Digital Garden. We will be holding a series of community project design workshops with each of the five local communities to design the look for each of the Local Gardens. We will work with the local community to customize the design of each Local Garden and identify the services they would like to see. We will work with the local business and entrepreneur community to help inform and design the Vaughan LaunchPad concept.

We will continue our citizen engagement and solicit feedback from our residents throughout the entire proposal development process. We will continue to engage citizens through a multi-channel engagement process.

Proposal Management and Feasibility Study

All input from the community project design workshops and citizen engagement will be included in the final proposal, along with the project implementation strategy. In addition to the community project design workshops, we will also undertake a feasibility study to identify project partners, cost specifications and potential vendors for the proposal.

Pilot Testing

We will work with our community and partners to develop a prototype for testing. We will create a prototype for a mini pilot to obtain data to support the full proposal. We will develop work with technology partners to identify the technical specifications required and pilot test a prototype. We will work with the community at large and use data to identify an appropriate community and area for the pilot.

Q10: Describe the partners that are or will be involved in your proposal. Where partners are not yet determined, describe the process for selecting them. (500 words max)

Partnership Strategy: Collaborative Partnership Approach

The City of Vaughan's Digital Garden proposal is very much based on a collaborative partnership approach, and to ensure we have the right partners for this project, we will develop a partnership strategy. The City of Vaughan's partnership strategy will identify the partnership structures and framework needed in order for successful implementation of the Digital Garden.

Based on our preliminary concept, we have identified five categories of partners, including telecommunication and technology providers, academic and research institutions, York Region, Service Ontario and other governmental organizations, community institutions and community engagement partners. The next step is to identify the right partners for our project, which will be undertaken during the proposal stage.

Bell Canada will be one of the main partners for our Digital Garden. We currently have a partnership with Bell to provide the fastest broadband fibre in Vaughan, and as part of this investment, we will work with Bell to ensure the necessary infrastructure and technology is in place for successful implementation. Bell is an important telecommunication provider and partner to help us successfully pilot and implement the Digital Garden.

The Digital Garden will consist of a consortium of community, public and private partners. Once we complete our series of project design workshops with the community, we will have a better understanding of the types of partners with whom we will need to engage. Based on the consultations and feedback from the project design workshops, we will know what kind of expertise and technical requirements will be needed.

The City of Vaughan currently works with a number of partners and we will continue to engage these partners during the proposal development stage. For instance, our partnership with the Vaughan Public Libraries will help us bridge and support the digital divide with our Digital Garden proposal. We will continue to work with United Way to ensure our proposal is inclusive and that we support the needs of all communities and no one is left behind. We will continue to work with York Region and consult our upper-tier municipality throughout the proposal development stage.

Criteria for Identifying Partners

When identifying partners for our Digital Garden proposal, the following criteria will be used for the partnership selection process:

- Strong track record and reputation;
- Alignment of skills, expertise and technical requirements, as identified through the project design workshops and feasibility study;
- Commitment to community collaboration and engagement;
- Culture of sharing and open data;
- Resource capacity and support, and;
- Open source and can be replicable.

We will work with our existing partners and our community to identify and select the right partners for our Digital Garden proposal. We will ensure our partners harness the right resources, expertise and strengths in order for us to be successful with our implementation.



City of Vaughan

Office of the Chief Corporate Initiatives
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Smart City

TASK FORCE

WORKBOOK

OFFICE OF THE CITY CLERK
City of Vaughan, City Hall
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1





Smart City Task Force

WORKBOOK

MEETING #1: An exploratory conversation with the Smart City Task Force about visioning for a smart-city future.

ABOUT THIS WORKBOOK

The City of Vaughan looks forward to welcoming you at the inaugural virtual meeting of the Smart City Task Force on Tuesday, June 30. A portion of the meeting will be dedicated to active discussion and brainstorming with you – its members. The focus of the discussion will explore how we can ensure smart cities and emerging technology projects are focused on people and outcomes – not just technology. There is an exciting and immediate urge to examine disruptive industries and consider innovative tech solutions. However, there is also an important need to identify fundamental issues cities need to address first in order to transcend the hype of “smart cities” and place people at the centre of transformation.

GROUP DISCUSSION FORMAT

The meeting agenda has about 25 minutes dedicated to group discussion. We'll primarily focus on two main discussions: guiding principles and vision. To help you prepare for these discussions in advance of the meeting, this workbook contains summaries of each of the topics to be covered. If you have any questions beforehand, lack a stable internet connection at home that may prevent you from participating or have specific accessibility needs, please email Kitty.Yung@vaughan.ca.

DIGITAL WHITEBOARD

To facilitate this online discussion with everyone's participation, we will be using a live, easy-to-use digital whiteboard tool called MURAL. More information and instructions on how to use MURAL are provided starting on the following page. Members are encouraged to review the instructions and play around in the test MURAL space prior to the meeting.

DISCUSSION #1

GUIDING PRINCIPLES (10 MINUTES)

Effective smart city strategies need to be principle-based. The City of Vaughan is looking to collaborate with task force members to develop and gain consensus on a set of core principles to articulate the fundamental values and ethics of a smart city. These principles will help the City and stakeholders consistently navigate business decision-making over the long term.

KEY DISCUSSION QUESTIONS

- What citizen needs, priorities, values and aspirations should be considered and explored when transforming into a smart city? Let's discuss these aspirations in the context of these areas:
 - a. Government responsibilities and civic protections
 - b. Guiding policies and procedures
 - c. Community collaboration, partnerships and private-public ventures
 - d. Building a strong foundation and infrastructure
- As the City of Vaughan works towards becoming a smart city, what are some key principles that should guide our work?

DISCUSSION #2

VISION STATEMENT (10 MINUTES)

In the previous discussion, we explored citizen aspirations for smart cities in the context of responsibility and protections, policy and procedures, collaboration and partnerships and building a strong foundation and infrastructure. All things considered, what does it truly mean for Vaughan to be a smart city? For the purposes of developing a smart city framework, the City of Vaughan wants to collect feedback from task force members that will help craft an overarching **vision statement**.

A “smart city” often has a unique meaning to each individual and community. In general, a smart city is a city that can increase its competitiveness and quality of life, efficiently use resources, and support economic sustainability. A smart city also uses innovation to address the needs of the community, puts citizens first, enhances collaboration between City departments and bridges connections between people and government.

KEY DISCUSSION QUESTIONS

- How is a smart city different from our traditional notion of a city?
- How do we want Vaughan to transform in the next 20 to 30 years?

ABOUT MURAL

WHAT IS MURAL?

MURAL is a visual collaboration workspace. It offers a shared, digital whiteboard space where teams can collaborate across any device. Think of it like a giant board, wall or canvas. You do not need an account with MURAL to participate. While MURAL is the name of the company/software, a mural also refers to the canvas upon which we will be collaborating.

TECHNICAL REQUIREMENTS FOR PARTICIPATING IN MURAL

MURAL is a HTML5 web application and works best in Chrome, but it can also be used in Microsoft Edge, Firefox and Safari.

Supported browsers:

- Chrome: 51 or above
- Edge: 43 or above
- Safari: 9 or above
- Firefox: 46 or above

NOTE: MURAL’s performance and responsiveness in Internet Explorer 11 is not as good as with other modern browsers, therefore it is **not** recommended.

MURAL ON MOBILE DEVICES

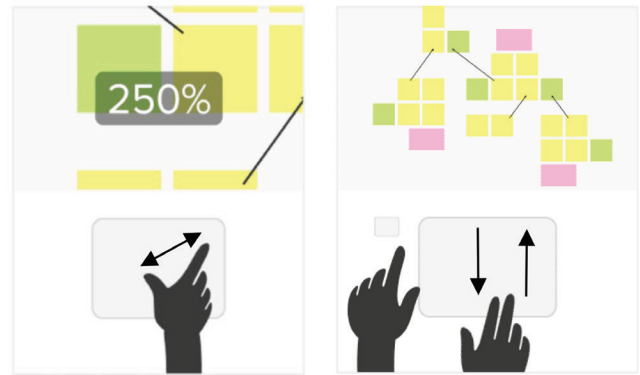
If you plan on participating on a mobile device (smartphone, iPad, etc.), you **must** download the MURAL app (**Note:** MURAL is not available for Android devices). Once the app is downloaded onto your device, click on the invitation link provided to you to join the mural activity. It will automatically open in the app. You **do not** need to register for an account through the MURAL app.

NAVIGATING A MURAL: ZOOMING AND PANNING

Zooming:

If you’re using a mouse, just use your scroll wheel to zoom in and out. If you’re using a trackpad try:

- sliding two fingers up and down the trackpad
- pinching to zoom, similar to zooming on a smartphone (Mac users)



Quick Zooming:

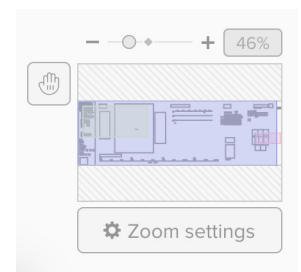
To zoom in on a particular element of the mural (a picture, sticky note, words/instructions, etc.) hold x on the keyboard with the mouse hovered on the element you want to blow up. This allows you to read content easily without having to zoom in. Or, you can select an element and click on the magnifying glass icon in the mini tool bar that pops up.

Panning:

To pan (move) around the mural using a mouse, left click and hold while dragging the background. Or, if using the trackpad, use one finger to click and hold while dragging the background.

Mini map:

In the bottom-right corner of the mural, you will see a mini map. The mini map is like a bird’s-eye view of the mural where you can see an outline of all the content. It also shows you where you are in the mural.



Mini map Zoom:

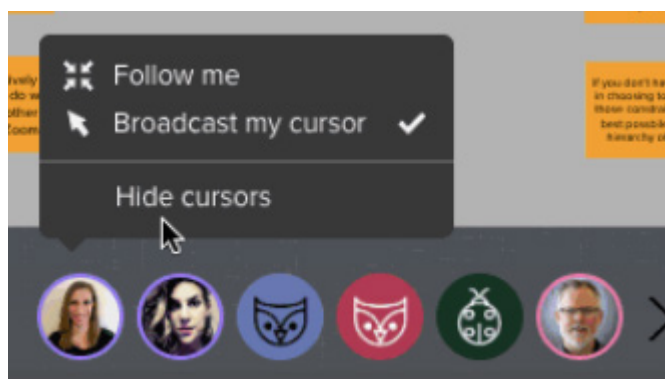
You can also use the + and - zoom settings at the top of the mini map to zoom in and out on the mural.

Move mode:

Clicking on the little square button with the hand icon inside allows you to turn on/off move mode. This allows you to move, pan and scroll the mural without inadvertently picking up and moving content (pictures, sticky notes, etc.) that you or anyone else has added to the canvas. You will know if you are in move mode if your cursor changes from the pointer to a hand. Make sure move mode is off to be able to add sticky notes and other content.

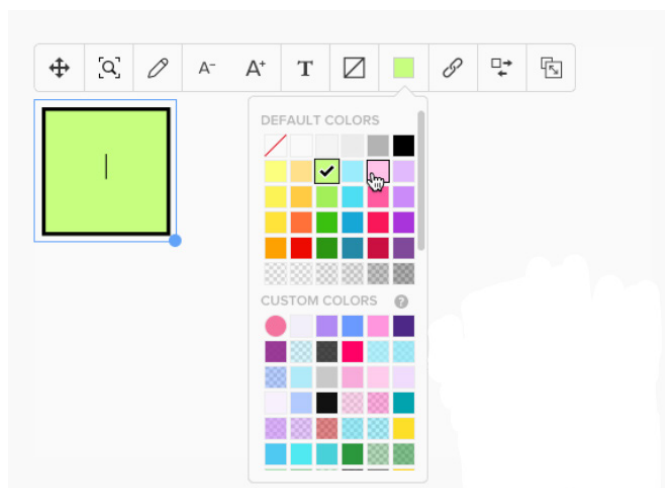
Too many cursors:

With multiple participants and cursors, sometimes you might feel they are covering the content and it can be distracting. You can hide everyone's cursors on your screen (they will still see cursors on their end) by hovering over your avatar at the bottom of the screen. Select "hide cursors" to hide all cursors from your view.



Add a sticky note:

Double-click to add a sticky note, then click on it to add text. Click and drag to move the sticky note. When it is selected, a formatting bar appears that allows you to change the size, colour and shape of the sticky note.



Dot voting:

Voting (or creating a poll) gives the group the ability to quickly form a hierarchy of ideas and improve idea synthesis. To vote during a voting session organized by the facilitator, click directly on the desired element(s). To de-select a vote you've already cast, hold the SHIFT key while clicking on it. If using an iPad or smartphone, tap an element(s) to vote, and tap and hold to subtract a vote. Votes are secret.

Video tutorials:

- [Navigating a mural](#)
- [Getting ready for your first mural activity](#)
- [Adding content to a mural](#)

MURAL's security overview

You can read all about MURAL's security overview [here](#).

Troubleshooting

If you've had a chance to play around in the MURAL testing ground and you're still experiencing issues, please contact mae.caldarelli@vaughan.ca in advance of the meeting.

**CITY OF VAUGHAN
REPORT NO. 3 OF THE
ACCESSIBILITY ADVISORY COMMITTEE**

*For consideration by the Committee of the Whole
of the City of Vaughan
on September 15, 2020*

The Accessibility Advisory Committee met at 2:06 p.m., on June 30, 2020.

ELECTRONIC PARTICIPATION

Present: Regional Councillor Linda D. Jackson, Chair
 Brenndon Goodman, Vice Chair
 Yasmin Bhabha
 Nancy Camilli
 Paresh Jamnadas
 Joshua Otis

Also Present: Robert Orrico, Manager, Occupational Health, Safety and Wellness
 Warren Rupnarain, Accessibility & Diversity Coordinator
 John Britto, Council/Committee Administrator

The following items were dealt with:

1. DRAFT CRITERIA – ACCESSIBILITY CHAMPIONS AWARDS

The Accessibility Advisory Committee advises Council:

- 1) That the verbal update by the Accessibility and Diversity Coordinator was received;**
- 2) That staff was requested to prepare draft criteria for the 2020 Accessibility Champions Awards, with September 30, 2020 being the deadline for receiving nominations;**
- 3) That the draft criteria for the 2020 Accessibility Champions Awards be circulated to members of the Accessibility Advisory Committee for their review/comment prior to forwarding them to the Corporate and Strategic Communications Department for preparing a final Nominations Package; and**
- 4) That following are the four (4) categories for the 2020 Accessibility Champions Awards:**

1. Individual or Group;
2. Small Business (Independent under 20 employees);
3. Medium/Large Business (20 or more employees); and
4. Individual with a disability.

2. **NEW BUSINESS - ADDITIONAL ACCESSIBILITY ADVISORY
COMMITTEE MEETING**

The Accessibility Advisory Committee advises Council:

- 1) **That an additional meeting of the Accessibility Advisory Committee has been scheduled for Tuesday, October 27, 2020.**

The above matter was brought to the attention of the Committee by Regional Councillor Jackson, Chair.

The meeting adjourned at 2:50 p.m.

Respectfully submitted,

Regional Councillor Linda D. Jackson, Chair

**CITY OF VAUGHAN
REPORT NO. 5 OF THE
HERITAGE VAUGHAN COMMITTEE**

***For consideration by the Committee of the Whole
of the City of Vaughan
on September 15, 2020***

The Heritage Vaughan met at 7: 02 p.m., on July 22, 2020.

<u>Members Present</u>	<u>In-Person</u>	<u>Electronic Participation</u>
Giacomo Parisi, Chair		X
Antonella Strangis, Vice Chair		X
Sandra Colica		X
Zhanyi He		X
Diana A. Hordo		X
Councillor Marilyn Iafrate		X
Riccardo Orsini		X
Shira Rocklin		X
John Senisi		X
Dave Snider		
<u>Staff Present</u>		
Rob Bayley, Manager of Urban Design & Cultural Heritage		X
Nick Borcescu, Senior Heritage Planner		X
Katrina Guy, Cultural Heritage Co-ordinator		X
Adelina Bellisario, Council / Committee Administrator		X

The following items were dealt with:

**1. KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT
PLAN UPDATE – DRAFT STUDY PRESENTATION OF THE FIRST
PHASE**

The Heritage Vaughan Committee advises Council:

- 1) That the recommendation contained in the report of the Acting Deputy City Manager, Planning and Growth Management, dated July 22, 2020, be approved;**

**REPORT NO. 5 OF THE HERITAGE VAUGHAN COMMITTEE FOR
CONSIDERATION BY THE COMMITTEE OF THE WHOLE,
SEPTEMBER 15, 2020**

- 2) That the presentation by Martina Braunstein, Dillon Consulting Limited, Breithaupt Street, Kitchener and Kayla Jonas Galvin, Archaeological Research Associates Ltd., Guelph Street, Kitchener and Communication C1, presentation material, entitled, *“Kleinburg-Nashville Heritage Conservation District Study & Plan Part 1 - The Study Update”*, be received:

Recommendations

1. That the information outlined in this report and the consultant presentation on the draft Study Report of the KNHCD Plan Update set out in Attachment 1 be RECEIVED.
-

The meeting adjourned at 9:17 p.m.

Respectfully submitted,

Giacomo Parisi, Chair

**CITY OF VAUGHAN
REPORT NO. 1 OF THE
ECONOMIC PROSPERITY TASK FORCE**

***For consideration by the Committee of the Whole
of the City of Vaughan
on September 15, 2020***

The Economic Prosperity Task Force met at 8:05 a.m., on July 21, 2020.

ELECTRONIC PARTICIPATION

MEMBERS PRESENT

Council Members: Councillor Sandra Yeung Racco, Chair
Regional Councillor Mario Ferri, Vice-Chair

Members from the Public: Alessia Iafano
Dan Vahid Mashatan
Diana Nuredini

Industry Members: Mike Yorke
Chuck Thibeault
Richard Tam
Paula Bustard
Susan Niczowski
Daniel Hengeveld
Brian Shifman
Melissa Chee
Lisa Phillips
Jamari Ambursely

Also Present: Katie Maginn, Acting Manager, Small Business and
Entrepreneurship
Raphael Costa, Acting Director, Economic and Cultural
Development
Felicia Coniglio, Communications and Engagement
Advisor
Rose Magnifico, Council / Committee Administrator

The following items were dealt with:

1. INTRODUCTIONS

Councillor Sandra Yeung Racco, Chair, and Regional Councillor Mario Ferri, Vice-Chair, welcomed the members and provided comments.

**REPORT NO. 1 OF THE ECONOMIC PROSPERITY TASK FORCE
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE
OF THE CITY OF VAUGHAN ON SEPTEMBER 15, 2020**

Councillor Sandra Yeung Racco introduced Raphael Costa, Acting Director, Economic and Cultural Development. The Members introduced themselves.

2. ECONOMIC PROSPERITY TASK FORCE OVERVIEW

The Economic Prosperity Task Force advises Council:

- 1) That the presentation by the Acting Director, Economic and Cultural Development, and Acting Manager, Small Business and Entrepreneurship, was received.
-

The meeting adjourned at 9:30 a.m.

Respectfully Submitted,

Councillor Sandra Yeung Racco, Chair

**CITY OF VAUGHAN
REPORT NO. 4 OF THE
EFFECTIVE GOVERNANCE AND OVERSIGHT TASK FORCE**

*For consideration by the Committee of the Whole
of the City of Vaughan
on September 15, 2020*

The Effective Governance and Oversight Task Force met at 5:07 p.m., on June 24, 2020.

ELECTRONIC PARTICIPATION

Members Present: Councillor Alan Shefman, Chair
Sam Florio
Fausto Natarelli
Justin Wahid Rangooni
Deven Sandhu
Elliott Silverstein

Staff Present: Todd Coles, City Clerk
Kathy Kestides, Director, Transformation and Strategy
Wendy Law, Deputy City Manager, Administrative Services &
City Solicitor
Kevin Shapiro, Internal Auditor
Rose Magnifico, Council / Committee Administrator

The following items were dealt with:

1. FREEDOM OF INFORMATION

The Effective Governance and Oversight Task Force advises Council:

- 1) That the presentation by the City Clerk was received.**

2. OUTSTANDING LIST DATED JUNE 24, 2020

The Effective Governance and Oversight Task Force reviewed the Outstanding List.

Councillor Shefman, Chair, requested that the Members submit questions that are essential to governance.

**REPORT NO. 4 OF THE EFFECTIVE GOVERNANCE AND OVERSIGHT
TASK FORCE
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE
OF THE CITY OF VAUGHAN ON SEPTEMBER 15, 2020**

The Internal Auditor advised that he would prepare a report with bench marking options.

Fausto Natarelli requested that timelines be prepared.

The meeting adjourned at 6:00 p.m.

Respectfully Submitted,

Councillor Alan Shefman, Chair