

COMMITTEE OF THE WHOLE (2) – JUNE 8, 2021**COMMUNICATIONS****Distributed June 4, 2021**

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C21.	Draga Barbir, Barbir and Associates, Melrose Street, Etobicoke, dated June 4, 2021.	8
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C23.	Mr. Don Given, Malone Given Parsons Ltd., Renfrew Drive, Markham, dated June 7, 2021	9
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C31.	Mr. Ryan Mino-Leahan, Partner, and Mr. Tim Schilling, Senior Planner, KLM Planning Partners, Jardin Drive, Concord, dated June 7, 2021, on behalf of 716051 Ontario Limited & 1214420 Ontario Limited	8
C32.	Mr. Robert Lavecchia, Senior Planner, KLM Planning Partners Inc. Jardin Drive, Concord, dated June 7, 2021, on behalf of Vaughan NW Residences Inc.	8

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| C33. | Mr. Robert Lavecchia, Senior Planner, KLM Planning Partners Inc. Jardin Drive, Concord, dated June 7, 2021, on behalf of Betovan Construction Limited. | 8 |
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| C34. | Mr. Mark Yarranton, President, KLM Planning Partners Inc. Jardin Drive, Concord, dated June 7, 2021, on behalf of 840999 Ontario Limited and Prima Vista Estates Inc. c/o Gold Park Group. | 8 |
| C35. | Mr. Mark Yarranton, President, KLM Planning Partners Inc. Jardin Drive, Concord, dated June 7, 2021, on behalf of Lindvest Properties (Pine Valley) Limited, Lindvest Properties (Pine Valley RB) Limited, 1387700 Ontario Limited, and Roybridge Holdings Limited. | 8 |
| C36. | Mr. Ryan Mino-Lehan, Partner and Ms. Lucy Pronk, Intermediate Planner, KLM Planning Partners Inc. Jardin Drive, Concord, dated June 7, 2021, on behalf of PEM Weston Road Limited | 8 |

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| C37. | Rob Lavecchia, SENIOR PLANNER II, KLM Planning Partners Inc. Jardin Drive, Concord, dated June 7, 2021, on behalf of Cal-Crown Homes (Three) Inc. | 8 |
| C38. | Mr. Quinto M. Annibale, Loopstra Nixon LLP, Woodbine Place, Toronto, dated June 7, 2021 | 1 |
| C39. | Mr. Robert Lavecchia, Senior Planner, KLM Planning Partners Inc. Jardin Drive, Concord, dated June 7, 2021, on behalf of Betovan Construction Limited. | 8 |
| C40. | Mr. Mark Yarranton, President, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 7, 2021, on behalf of 2097500 Ontario Limited | 8 |
| C41. | Mr. Ryan Guetter, Executive Vice President, Weston Consulting, Millway Avenue, Vaughan, dated June 7, 2021, on behalf of 5859 Rutherford Road | 8 |
| C42. | Mr. Ryan Guetter, Executive Vice President, Weston Consulting, Millway Avenue, Vaughan, dated June 7, 2021, on behalf of 7553 Islington Avenue and 150 Bruce Street | 8 |
| C43. | Mr. Robert Lavecchia, Senior Planner, KLM Planning Partners Inc. Jardin Drive, Concord, dated June 7, 2021, on behalf of 1406979 Ontario Inc. | 8 |

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COMMITTEE OF THE WHOLE (2) – JUNE 8, 2021**COMMUNICATIONS**

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| C44. | Mr. Mark Yarranton, President, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 7, 2021, on behalf of Country Wide Homes Ltd and Condor Properties Ltd. (Group of Companies) | 8 |
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| C45. | Mr. Ryan Virtanen, Partner, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 7, 2021, on behalf of Anatolia Block 59 Developments Limited | 8 |
| C46. | Ms. Laurie Nelson, Director, Policy Planning, Toronto and Region Conservation Authority (TRCA), Exchange Avenue, Vaughan, dated June 7, 2021 | 8 |
| C47. | Mr. Jack Wong, Associate, and Mr. Daryl Keleher, Senior Director, Malone Given Parsons, Renfrew Drive, Markham, dated June 7, 2021 | 1 |
| C48. | Mr. Robert De Gasparis, Metrus, Floral Parkway, Vaughan, dated June 7, 2021, on behalf of 7800 Jane Street | 1 |
| C49. | Ms. Irene Zeppieri, dated June 7, 2021 | 9 |
| C50. | Mr. Joseph Sgro, General Manager and Partner, ZZEN Developments Limited, Zenway Boulevard, Woodbridge, dated June 7, 2021, on behalf of 2431247 Ontario Limited, 7725 Jane Street | 1 |
| C51. | Mr. Stephen Albanese, IBI Group, St. Clair Avenue West, Toronto, dated June 7, 2021 | 8 |
| C52. | Ms. Sandra K. Patano, Associate, Weston Consulting, Millway Avenue, Vaughan, dated June 7, 2021, on behalf of 2338 Major Mackenzie Drive West | 8 |
| C53. | Presentation materials: Mr. Don Given, Malone Given Parsons, Renfrew Drive, Markham | 9 |
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| C56. | Mr. Mark Yarranton, President, KLM Planning Partners Inc., Jardin Drive, Concord, dated June 7, 2021, on behalf of 1387700 Ontario Limited and Lindvest Properties (Pine Valley) Limited | 8 |
| C57. | Ms. Irene Ford, dated June 7, 2021 | 21 |
| C58. | Presentation material. | 8 |

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COMMITTEE OF THE WHOLE (2) – JUNE 8, 2021**COMMUNICATIONS**

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From: Messere, Clement <Clement.Messere@vaughan.ca>
Sent: Monday, May 31, 2021 1:04 PM
To: Clerks@vaughan.ca
Cc: Laratta, Francesca <Francesca.Laratta@vaughan.ca>
Subject: FW: [External] Board of Trade Development

Hello,

Please see correspondence from a resident with respect to an item to be considered on June 8, 2021 Committee of the Whole. Files OP.19.014, Z.19.038 and 19T-19V007.

Thank you,

Clement Messere, BAA, MCIP, RPP
Senior Planner

T: 905-832-8585 x 8409 | F: 905-832-6080 | clement.messere@vaughan.ca

City of Vaughan | Development Planning Department
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
www.vaughan.ca



From: Rosanna Rosa Gastaldo <[REDACTED]>
Sent: Monday, May 31, 2021 12:54 PM
To: Messere, Clement <Clement.Messere@vaughan.ca>
Subject: [External] Board of Trade Development

Dear Senior Planner,

My name is Rosanna Rosa Gastaldo, the daughter of Pasquale and Giovanna Cammalleri who live at [REDACTED] Wycliffe Avenue, along side the proposed opening of the new road / emergency exit into the development of the Board of Trade Golf Course. Pasquale and Giovanna are the original owners of their home. Living there for over thirty seven years and have always maintained a pride of ownership. Their hard work and sacrifice to own the home of their dreams, is now being shattered not only by the proposed development, but

mostly impacted by the proposed opening of the new road/ emergency exit! Pasquale and Giovanna are in their mid to late seventies and never imagined that their senior years would be impacted in such a disruptive manner! This stress has influenced their health through constant worry of the extra traffic, noise, dust and the affect to their reduced property value of their home. It is extremely absurd that such a big protect would not require an Interim By Law to be enforced! We would expect and hope that our community councillors would take the initiative to ensure these measures would be taken!!!

Another important issue that pertains to their situation is that their home is not designed as a corner lot. Today's corner lot homes are designed, with side and rear upgraded elevations to enhance the exposed sides of the home. This is obviously not going to be addressed on their home therefore this will also affect the property value of their home.

I am also offended and extremely disappointed that the Developer chose to assess the traffic on Wycliffe Avenue on a holiday from 11:00am to 3:00pm. This is absolutely crazy! They need to conduct their tests during times of rush hour between 8:00am to 11:00am and 4:00pm to 6:00pm on a weekday between the months of September to June when the traffic is at its greatest!

I trust that your expertise can a make a difference in helping to maintain Wycliffe Avenue as it is today and not approve the opening of the proposed road/emergency exit.

I would also like to add that the meeting scheduled for June 8th at 1 pm seems quite inconsiderate. Why is a meeting that is so important to our community held during business hours and not during the evening when significantly more people would be able to attend.

Sincerely,

Rosanna Rosa Gastaldo

Sent from my iPhone

Communication : C 2
Committee of the Whole (2)
June 8, 2021
Item # 13

From: Daniela Villani <daniela.villani@medportal.ca>
Sent: Friday, June 04, 2021 12:27 AM
To: Clerks@vaughan.ca
Subject: [External] please attach the following communications

Please attach the following communications to the meeting documents for the meeting regarding 'Clubhouse Deelopments Inc - Resolution regarding conducting peer reviews'

Thank you,

--

Daniela Costantini, MD, MSc, CCFP
Keep Vaughan Green



May 3, 2021

RE: Comments by Keep Vaughan Green regarding the proposed Development application at 20 Lloyd Street (Former Board of Trade Country Club)

To the Planning Department, Councillors, Mayor, and TRCA planner. Please see a summary of some of our concerns below.

Traffic Impacts:

1. Residents continue to have concerns regarding impacts of traffic on the existing neighbourhood to the North and South of the Development. Despite the removal of the road access to Wycliffe Avenue, vehicles will continue to use the Clarence -Wycliffe – Kilaran –Islington roads to get to Islington Ave and to access Hwy 400 OR may continue to access the Clarence – Wycliffe – Islington roads to get to Islington. As such it is imperative that these roads and all the intersections within them be included in the traffic impact study.

Even the applicant pointed out that:

‘ future traffic growth (including the new site traffic) may find it increasingly difficult to connect to the regional road network via these collector roadways and may choose to use local streets’

Thus – local streets absolutely need to be included in the impact review. We Suggest a 3rd party PEER Review to further review the applications traffic impacts. KVG has requested quotes for such studies and such a peer review would not be costly and would provide added insight to ensure impacts are fully understood in the context of the larger community and future development in the vicinity. As traffic remains a large concern for all neighbouring ratepayer groups and given the scope and scale of this project within the regions Greenland system within the valley system adjacent to Woodbridge’s heritage core, we believe that such measures are certainly justified.

2. Clarence is projected to accommodate more than it can handle based on the projections in the TIS. Clarence street is considered a heritage street by local residents who appreciate its winding roads through to the heritage core of Woodbridge Avenue. Further, the Woodbridge Avenue Streetscape design serves to enhance the Woodbridge core and the proposed mitigation measures to relieve the strain of traffic into Woodbridge Avenue by the developer do not align with these plans.

We therefore have concerns about the volume of homes being proposed on the site.

Environmental Impact:

1. This valley system is indeed a system. Defining the North and South areas of the site as 'table land' is a rather inaccurate description as there are natural hills and valleys within these portions of the site. Again, this site is part of the regional greenlands system – the natural, ecologic and core features of this site should be preserved.

There is description of a possible significant woodland at the North end of the property (this woodland meets the ELC criteria of Dry-fresh sugar maple deciduous forest/oak deciduous forest.) – the applicant states that the number of trees in the area do not meet the criteria for this designation. However, when looking at counted trees in this area by the tree inventory report there are about 250 trees in this woodland. Only 33 of these are smaller than 20cm DBH (the cut off to be counted) and only a handful are listed as dead and another handful were close to the 18cm cut off 2 years ago and may have grown in width. In fact, most of the trees within this woodland are over 40 cm DBH. Thus, this should be carefully re-evaluated given that it meets the area criteria for woodland with respect to area covered and also appears to meet the criteria for number of trees. Also importantly, this woodland site also contains a roosting habitat for the bat species at risk the little Brown Myotis – listed as ENDANGERED in the federal species at risk act – an important habitat (see appendix B – Natural Heritage in documents submitted by the applicant). The nearby headwater drainage feature in this region is likely important to this habitat.

It is our belief that this should be preserved and included as a core feature. It also will be important to establish preserve this to maintain linkages with the Kortright Centre for Conservation (see aerial maps of the region depicting linkages with neighbouring valley adjacent to Kilaran park and extending north to Kortright). The linkages further continue through the golf course then follow the tree canopy along the winding Humber River to the South of the site.

This woodland has a clear **ecological function** as a bat habitat/roosting site and it provides linkages to neighbouring Conservation areas and to the Humber River system. We request that the TRCA and planning department **re-evaluate this as part of the natural heritage system as a core feature/key natural heritage feature and that destruction of this feature (and the other SAR bat habitat smaller woodlots) be avoided.** We further request that and the Ministry of Natural Resources be consulted. Please see policies below which recommend preserving such features and linkages and only allowing development over 40% of developable land on golf courses.

(Also see attached Ecologist Assessment report) and Natural Heritage Reference Manual – for Natural Heritage Policies of the Provincial Policy statement)

Per PPS 2014:

2.1.2 - The **diversity and connectivity of Natural features in an area, and the long term ecological function** and biodiversity of natural heritage systems **should be maintained, restored or where possible improved, recognizing linkages** between and among natural heritage features and areas, surface water features and ground water features.

Furthermore per the **Growth Plan for the Greater Golden Horseshoe** (Places to grow) 2017:

Policy 4.2.2.3:

Within a Natural Heritage system:

- a. A new development or site alteration will demonstrate that:
 - I. There are no negative impacts on key natural heritage features or key hydrologic features or their functions.
 - II. Connectivity along the system and between key natural heritage features and key hydrologic features located within 240m of each other will be maintained or enhanced for the movement of native plants and animals across the landscape
 - III. The removal of other natural features not identified as key natural features and key hydrologic features is avoided, where possible. Such features should be incorporated into the planning and design of the proposed use wherever possible
 - IV. Except for uses described in and governed by the policies in subsection 4.2.8, the disturbed area, including any buildings and structures, will not exceed 25% of the total developable area and the impervious surface will not exceed 10 percent of the total developable area
 - V. **With respect to golf courses, the disturbed area will not exceed 40 percent of the total developable area and**
 - VI. **AT least 30 percent of the total developable area** will remain or be returned to natural self sustaining vegetation, except where specified in accordance with the policies in 4.2.8

Per Vaughan OP

3.2.1.2 To maintain the long-term ecological function and biodiversity of the Natural Heritage Network by utilizing an ecosystem approach to planning that protects, restores and where possible, enhances the natural features and their functions.

3. Concerns regarding building within the valley system

The developer proposes both a major road into the development and two Storm management ponds in the valley system. There are numerous areas where the SWM pond/bioretenion pond can be located OUTSIDE of the valley land and on the table land. Placing the SWM pond within the valley should thus be avoided. This measure of proposing the SWM facility outside of the tableland simply serves to make room for MORE intensification at this site and ONLY serves the developer/applicant.

Per TRCA Living City Policies:

7.3.1.2

- a. **That Natural features and areas include: valley and stream corridors;** wetlands; fish habitat; **woodlands; wildlife habitat;** habitat of endangered and threatened species; species of concern, ANSIs, key natural heritage features as per Provincial Plans, ESAs.
- b. **That all natural features be protected from development, site alteration and infrastructure** in accordance with natural system policies 7.3.1

- c. That any natural feature or area isolated from the Natural system (eg tableland, woodland, headwater drainage features) be assessed to determine the need to protect the natural feature or area and its functions **and any potential connection to the Natural System**.

7.3.1 It is the policy of the TRCA:

- A. That the Natural System be comprised of the following components: water resources, natural features and areas, natural hazards and any associated potential natural cover and/or buffers
- B. That Development and site alteration NOT be permitted in the Natural system except in accordance with the policies in sections 7.4 and 7.5 and 8.1.3
- C. That infrastructure be located outside of the natural system

That where there is an existing vacant lot of record (including an infill lot), no new development will be permitted where the lot has no safe access OR is entirely within one or more of the following:

- D. Any natural features, areas and systems contributing to the conservation of land including areas providing hydrologic or **ecologic functions**.

4. Lack of Park and green in the north neighbourhood:

City staff suggest park at the north west portion of the neighbourhood. The developer believes a park within the valley is more inclusive. Families that live off of modesto gardens and on the north east area of the proposed development will need to travel a long distance by foot to access the proposed park or to kiloran park. A parkland feature in the north that preserves the woodland would be beneficial.

Residents have suggested significant widening of the existing buffer between the existing homes and new development and create a greenway connecting the buffers to a central green woodland area in the North that extends into the valley. Similar widening of buffers and preservation of linkages are needed in the South neighbourhood.

- 5. Headwater drainage feature identified in North Neighbourhood (G3 s1-4) when studied in the natural heritage assessment was recommended to be **conserved** in accordance with HDFA guidelines (but there is no mention of conserving this headwater drainage feature. The applicant is proposing not following HDFA guidelines and proposing to REMOVE this headwater drainage feature. To suggest this feature has no ecological function is absurd in the context of the entire site and the presence of the SAR roosting habitat. It is our belief that the HDFA guidelines should be followed and that this HDF be conserved.

Heritage Impacts:

As the site sits next to Woodbridge's cultural core and since part of the golf course sits within this core we feel that her heritage merits of the site AND the winding streetscape of clarence and mature treescape be carefully considered and maintained.

Thank you,

Daniela Costantini, MD, CCFP, MSc

Keep Vaughan Green Representative

K.W.F. Howard M.Sc., Ph.D., P.HG., P.Geo FGC, CGeol FGS
University Professor and Groundwater Consultant
32 Cadbury Court, Toronto,
Ontario, M1E 1E7
CANADA

Attention:
Keep Vaughan Green

31 May 2018

**Review of hydrogeological studies conducted in support of the proposed
Board of Trade Golf Course development in Vaughan, Ontario**

I have completed my review of two documents prepared by McClymont & Rak Engineers Inc. (MCR) in support of the Board of Trade Golf Course development proposed in Vaughan, Ontario. These documents include:

- **Doc 1:** MCR report entitled: "Preliminary Geohydrology Assessment 20 Lloyd Street (The Country Club Golf Course) Vaughan, Ontario, prepared for Clubhouse Properties Inc.", dated November 2017.
- **Doc. 2:** MCR report entitled: "Preliminary Geotechnical Report, Proposed Residential Development, 20 Lloyd Street, Board of Trade Golf Course, Vaughan, Ontario, prepared for Clubhouse Properties Inc.", dated November 2017.

I find both documents seriously deficient in that they focus exclusively on how the local geology and hydrological conditions may affect construction of the proposed development (i.e. impacts of groundwater on the development). The documents completely fail to consider how the development may impair the natural environment and local hydrogeological conditions (i.e. the potential impacts of development on groundwater) and how such impacts can be mitigated. The site lies to the south of the Oak Ridges Moraine and is not affected by the strict controls on development that such a location would demand. Nevertheless, the proponents of any urban development project in Ontario are obliged, through the Provincial Policy Statement (PPS, 2014), to ensure that the environment is adequately protected including water. The reports seriously lack both the data and level of interpretation required to provide the assurances stipulated by the PPS.

In particular, I note the following:

1) MCR has constructed only 13 boreholes on site (in 2017) and, of these, the majority are less than 10m deep. Only three boreholes extend beyond a depth of 20m with the deepest drilled to 33.28m. This dataset is wholly inadequate. **Doc. 2** (page 2) notes that, "seven boreholes (BH1 to BH7) were drilled by others, for environmental purposes, in 2016". However, MCR have not bothered to include these data in their reports, show the borehole locations on their site maps, or use the data in their interpretations. Neither have MCR used readily available water well data available in Ministry of the Environment and Climate Change (MOECC) records. As a consequence of these failings, the geological interpretation of the site is very weak and the cross-sections provided in the reports' figures are crude, poorly interpreted and limited in lateral extent. No attempt has been made to present cross-sections across the entire site.

2) It is largely due to the poor geological interpretation, that MCR has failed to identify and delineate the key aquifers beneath the site. Defining and understanding the succession of aquifers at the site is an essential pre-requisite for ensuring they will be adequately protected. **Doc. 1** (page 6) states “*There is most likely perched water in Borehole 112 at 2.53 mbgs in the sandy silt layer*”, but provides no indication how extensive the perched aquifer is, the hydrological function it performs, and how it will be protected. No information (other than its approximate water table elevation) is given on the deeper aquifer at the site, its hydrological function, and the degree of hydraulic interconnectivity it has with other aquifers present.

3) Groundwater flow directions and potential “downstream” receptors (e.g. groundwater dependent ecosystems – GDE’s) have not been identified. Without such information it is impossible to guarantee that “hydrological function” of the aquifers can be protected (as per PPS, 2017, Section 2.2.1). **Doc. 1** (page 1) states that one the report’s objectives is to determine “*flow patterns*” but no water table maps or potentiometric maps are provided. It is simply stated (**Doc. 1** (page 5)) that “*the groundwater typically flows southwest, towards the Humber River*”. This interpretation is purely speculative as no data are provided. In fact, some water from the southern part of the site very likely flows eastwards and southwards to the East Humber River (i.e. the site sits on a catchment divide). It is apparent from **Doc. 1** (page 4; Section 2.1 PHYSICAL SETTING) that MCR is not even aware of the existence and role of the East Humber River, which approaches within 200m of the site along its southern boundary.

4) There has no water balance performed for the site, either for current or post-development conditions. Urban development can cause significant changes to the water balance, reducing evapotranspiration, reducing direct recharge to aquifers and significantly increasing surface runoff. If the hydrologic function of the site aquifers is to be maintained (as per PPS, 2017, Section 2.2.1) the water balance (pre- and post-development) needs to be thoroughly understood and appropriate mitigation measures need to be put in place.

5) Water quality issues and the potential threat of urbanisation of the quality of both groundwater and surface water have been ignored. Just one groundwater sample has been collected (no surface water samples) and this was done only to ensure that any groundwater removed during construction dewatering could be safely discharged into local sewers. Urbanisation can radically change water quality in a catchment, largely due to the introduction of chemicals such as road salt and gasoline. Baseline water quality conditions need to be established and measures need to be developed to ensure water quality of both surface water and groundwater can be protected.

I acknowledge that both reports are described as preliminary and that further work is likely envisaged. However, the additional work required is substantial and it is essential this work be performed thoroughly and competently and with an appropriately comprehensive dataset.

I shall be pleased to expand on my concerns with further details should you require them.

Best regards,



Ken Howard

Preliminary Ecological Planning Opinion

**Re: The Proposed Country Club Urban Development
(Formerly known as the Toronto Board of Trade Golf Club)
20 Lloyd Street, Woodbridge ON**

Date: December XX, 2018

**Gord Miller B.Sc. (Hon.) M.Sc.
26 Riddle Court
North Bay, Ontario P1B 8S6**

I. Overview

1. I have been retained to provide opinion evidence in biology, ecology, environmental impact assessment, and Ontario environmental land use planning policy, regarding the lands located at 20 Lloyd Street, Woodbridge, Ontario L4L 2B9 (“Subject Lands”).
2. The property is currently occupied by the Country Club Golf Course (formerly the Toronto Board of Trade Golf Course). In May 2017, the golf course was sold to the R.F.G. Real Estate Fund LP. Clubhouse Properties Inc. (“Clubhouse”) then released a proposal for a new 660-unit residential subdivision to be built on the course. This development proposal was subsequently withdrawn on May 7, 2018. However, it is my understanding the proponent will be resubmitting a new proposal to develop these lands in the future.
3. This opinion is an ecological planning assessment based on that proposal, but is focused at a conceptual level on urbanization of the Subject Lands with low-density, urban residential development.

II. Brief Conclusion

4. The proposed Clubhouse development of 660 units has the potential to disrupt the entire Natural Heritage System of Vaughan, Ontario.
5. The loss of forest cover, ecological connectivity and potential impairment of local hydrogeological conditions is unacceptable, and is contrary to the *Provincial Policy Statement* (2014), *Growth Plan for the Greater Golden Horseshoe* (2017), and Vaughan Official Plan 2010.
6. The lands supporting the large trees on site and within the open space could be restored to a functioning forest ecosystem relatively quickly and at low cost.

III. Retainer

7. I was first contacted by Donnelly Law in May 2018 on behalf of Keep Vaughan Green. Prior to accepting the retainer, I reviewed the following documents:

- Traffic Impact Study prepared by BA Consulting Group, dated December 6, 2017;
- Arborist Report and Tree Inventory and Preservation Plan prepared by Beacon Environmental Ltd, dated January 2018;
- Cultural Heritage Impact Assessment prepared by ERA Architects, dated December 5, 2017;
- Phase 1 Environmental Site Assessment prepared by GHD, dated December 1, 2016;
- Preliminary Environmental Noise Report prepared by Jade Acoustics, dated December 5, 2017;
- Planning Justification Report prepared by KLM Planning Partners Inc., dated January 2018;
- Legal Suvey prepared by KRCMAR, dated December 11, 2017;
- Community Services and Facilities Impact Study Report prepared by MBTW WAI, dated December 22, 2017;
- Concept Plan prepared by MBTW WAI, dated December 6, 2017;
- Urban Design and Sustainability Guidelines prepared by MBTW WAI, dated December 6, 2017;
- Preliminary Geotechnical Report prepared by McClymont and Rak Engineers Ltd., dated November 2017;
- Preliminary Geohydrology Assessment prepared by McClymont and Rak Engineers Ltd., dated November 2017; and
- Master Environmental Servicing Plan prepared by Schaeffer and Associates Ltd., dated January 2018.

8. Following my retainer, I conducted a site visit on June 5, 2018.

IV. Qualifications

9. I am an ecologist and biologist. I have a B.Sc. (Hon.) Biology and M.Sc. in Plant Ecology. From 2000 to 2015, I served as Environmental Commissioner of Ontario. Prior to my appointment, I worked for the Ontario Ministry of the Environment for 14 years as a scientist, manager of training and development and as a district manager. I have direct and extensive experience with

reviewing environmental impact reports, development planning applications and companion technical reports.

10. Please find attached my CV.

11. I have been previously qualified as an expert witness in tribunal proceedings (Joint Board, OMB, Environmental Review Tribunal) and in court to give opinion evidence in the disciplines of biology, ecology and Ontario's environmental land use planning policies.

V. Description of Subject Lands and Development Proposal

12. The Subject Lands are legally described as Block 162, Plan M-2021, Part of Lots 9,10,11, and 12, Part of the Road Allowance Between Lots 10 and 11, Concession 7, and Part of Lots 10 and 11, Concession 8, Vaughan, Ontario.

13. The Subject Lands comprise of approximately 119.7 hectares of lands owned by Clubhouse Properties Inc., with an additional 9.6 hectares owned by Toronto and Region Conservation Authority ("TRCA") and leased for purposes of the golf course.

14. The Subject Lands are located north of the core of the Village of Woodbridge, both east and west of Clarence Street, and border the rear lot lines of lots on Wycliffe Avenue, Kilmur Gate, Squire Graham Lane, and Clarence Avenue to the north and are also bounded by rear lot lines along the east from lots fronting on Pennycross Court, Firglen Ridge, Gamble Street and Waymar Heights Boulevard and to south by rear lot lines from dwellings on Davidson Drive. To the west, the land generally follows the valley associated with the main branch of the Humber River.

15. In addition to the golf course lands, there are two existing single detached residential dwellings located at 757 Clarence Street and 241 Wycliffe Avenue included within the Subject Lands.

16. Notably, the Subject Lands are within close proximity to Greenbelt Lands designated “Natural Heritage System”, and sits adjacent to “Urban River Valleys” as per the Ministry of Municipal Affairs and Housing Map 72.
17. Clubhouse Properties Inc. submitted a proposal to amend the Vaughan Official Plan 2010 to re-designate portions of the lands from “Private Open Space” to “Low Rise Residential”, “Infrastructure and Utilities”, “Parks”, and “Natural Areas”, to permit a low-rise residential development of approximately 660-units on 119.7 hectares (“ha”); continued operation of a golf course and associated uses, and public parks. Specifically, the proposal includes two residential areas, with a range of housing types including single detached houses, laneway townhouses, and decked townhouses.
18. The application was subsequently withdrawn by the proponent on May 7, 2018, without explanation.

VI. Brief Conclusion

19. The Subject Lands have significant natural heritage value, both because of their size and because of their strong linkages to other natural heritage lands.
20. A key feature of these lands is that they are intact and are not sub-divided into small parcels.
21. The Subject Lands are largely unconstrained by development land use commitments e.g. rights-of-way, lotting patterns, etc.
22. The primary ecological function of the area is as a “Core Feature” as identified is the Vaughan Official Plan 2010 Natural Heritage Network.
23. The planning problem posed by the development is that these lands are being viewed as either flood plain where houses can’t be built because of the physical hazard, or “table lands” or land where there are no flood risks and no

topographic restrictions on building. Developing the lands to a residential use is the overarching, dominant goal.

24. In this paradigm, flood plains and other non-table residual lands become natural heritage lands because they have no other use (except for Storm Water Management drainage and ponds). This is piecemeal planning which is fraught with landscape conservation problems and inevitably leads to conflict.
25. This is an arbitrary way of looking at a landscape which is absolutely contrary to an ecosystem approach. The sensible starting point in planning should be to assess the natural heritage value of the entire parcel of land within the context of the surrounding landscape's ecosystems. With this information planners would have an idea of what ecological structure and function is important to maintain. Within that natural landscape perspective, planning for development can then be done in a way that maintains the natural heritage fabric and is consistent with the adjacent, already fully developed lands.
26. Finally, an ecosystem approach allows for other considerations, such as open space preservation, urban forest restoration, climate change, resiliency planning, and a whole host of important public policy and planning considerations.

Site Visit

27. On June 5, 2018 I attended the site. I first viewed the property from the parking lot of the Club House located at 20 Lloyd Street and walked the perimeter on the easterly side of the parking lot before stopping at the edge of the course.
28. From there, I travelled to 146 Kilmuir Gate where I was able to view the subject lands from the backyard. This lot directly abuts the Subject Lands and

provides a clear, unobstructed view of the next-door lots and their view of the Subject Lands.

29. I then proceeded to Gamble Street and was able to view the Subject Lands from the cul-de-sac. I then proceeded to view the course from the residential lot located at 160 Waymar Heights Blvd.

30. These residential lots back directly onto the course at various points.

31. I observed a large number of mature trees and lands which could be restored to a functioning forest ecosystem, relatively quickly and at low cost. While there are some exotic tree species, the majority of trees are native and of high ecological value.

32. The golf course is situated in an important river valley that defines the landscape. Naturalizing the river valley hazard lands is critical, however, urbanizing the uplands will destroy the connectivity between the upland forest and river valley ecosystem.

33. River valley systems provide linkages and continuity with other features within the Natural Heritage System. Essentially, they provide a functioning landscape ecosystem. There is a potential for disruption of the entire Natural Heritage System in Vaughan if the Subject Lands are developed into a residential landscape.

VII. Policy Considerations

34. I reviewed the following key policy documents applicable to the development proposal:

- Provincial Policy Statement, 2014;
- Growth Plan for the Greater Golden Horseshoe (Places to Grow) 2017;
- Greenbelt Plan (2017);
- Region of York Official Plan;
- City of Vaughan Official Plan; and

- Toronto and Region Conservation Authority's Living City's Policies.

35. The key policies are summarized below:

Provincial Policy Statement, 2014

36. The Provincial Policy Statement 2014 ("PPS") emphasizes the importance of maintaining, restoring and improving where possible Natural features and areas. The PPS maintains that Natural features and areas shall be protected for the long term. Specifically Policy 2.1.2 states:

The diversity and connectivity of natural features in an area, and the long-term *ecological function* and biodiversity of *natural heritage systems*, should be maintained, restored or, where possible, improved, recognizing linkages between and among *natural heritage features and areas, surface water features and ground water features*.

Growth Plan for the Greater Golden Horseshoe (Places to Grow) 2017

37. The Growth Plan for the Greater Golden Horseshoe, 2017 places emphasis on the protection of a Natural Heritage System within a municipality. Specifically, Policy 4.2.2.3 states:

Within the Natural Heritage System:

- a. new development or site alteration will demonstrate that:
 - i. there are *no negative impacts* on *key natural heritage features* or *key hydrologic features* or their functions;
 - ii. connectivity along the system and between *key natural heritage features* and *key hydrologic features* located within 240 metres of each other will be maintained or, where possible, enhanced for the movement of native plants and animals across the landscape;
 - iii. the removal of other natural features not identified as *key natural heritage features* and *key hydrologic features* is avoided, where possible. Such features

- should be incorporated into the planning and design of the proposed use wherever possible;
- iv. except for uses described in and governed by the policies in subsection 4.2.8, the disturbed area, including any buildings and structures, will not exceed 25 per cent of the *total developable area*, and the impervious surface will not exceed 10 per cent of the *total developable area*;
- v. with respect to golf courses, the disturbed area will not exceed 40 per cent of the *total developable area*; and
- vi. at least 30 per cent of the *total developable area* will remain or be returned to *natural self-sustaining vegetation*, except where specified in accordance with the policies in subsection 4.2.8.

38. For lands adjacent to Key Hydrologic Features and Key Natural Heritage Features, Policy 4.2.4.1 states that:

Outside *settlement areas*, a proposal for new *development* or *site alteration* within 120 metres of a *key natural heritage feature* within the *Natural Heritage System* or a *key hydrologic feature* will require a natural heritage evaluation or hydrologic evaluation that identifies a *vegetation protection zone*, which:

- a. is of sufficient width to protect the *key natural heritage feature* or *key hydrologic feature* and its functions from the impacts of the proposed change;
- b. is established to achieve and be maintained as *natural self-sustaining vegetation*; and
- c. for *key hydrologic features*, *fish habitat*, and *significant woodlands*, is no less than 30 metres measured from the outside boundary of the *key natural heritage feature* or *key hydrologic feature*.

Vaughan Official Plan

39. The OP of Vaughan recognizes the essential need and nature of a natural heritage network in such a heavily developed landscape. The importance of maintaining the ecological structure (woodlots, wetlands, vernal pools, etc.) and ecological function (including but not limited to connectivity and corridors

for gene transfer, access to critical ephemeral habitat, etc.) is documented and described in the Plan.

40. Key sections of Vaughan's Official Plan, include:

- 3.2.1.1. To recognize the various functions performed by the natural environment that benefit ecological and human health and that these functions improve the overall quality of life for Vaughan residents.
- 3.2.1.2. To maintain the long-term ecological function and biodiversity of the Natural Heritage Network by utilizing an ecosystem function approach to planning that protects, restores and, where possible, enhances natural features and their functions.
- 3.2.3.1. To protect and enhance the Natural Heritage Network as an interconnected system of natural features and the functions they perform, as identified on Schedule 2, by: a. restricting development or site alteration in accordance with the policies of this Plan within the following components of the Natural Heritage Network: i. Core Features are the core elements of the Natural Heritage Network to be protected and enhanced; ii. Enhancement Areas reflect the best opportunities on remaining undeveloped land to provide additional habitat and/or ecological connectivity of the Natural Heritage Network, the precise limits of which are to be determined through appropriate studies to incorporate Enhancement Areas into the Natural Heritage Network as Core Features or suitable open space designations; iii. Built-Up Valley Lands recognize existing developed lands located below the physical top of bank, such that minor alterations and/or limited new development may be permitted with restrictions.

41. Further, Vaughan OP Policy 3.2.3.8 states:

That *development* or *site alteration* on lands *adjacent* to **Core Features** shall not be permitted unless it is demonstrated through an environmental impact study that the *development* or *site alteration* will not result in a negative impact on the feature or its functions.

42. Schedule 2 within the draft NHN Study report identifies "Core Feature", a designation applied to those features identified as providing critical ecosystem functions and as such, are to be protected and enhanced through the policies set forth in the OP. There is no qualifier on this planning principal which

would allow these protections to be subverted in the interests of maximizing development or lot creation. As a consequence of this designation, the enhancement and protection of these core features becomes the dominant planning priority in land use decisions on lands adjacent to these core features.

VIII. Analysis of Application

Ecological Function of the Subject Lands in the Broader Landscape

43. The Subject Lands link the East branch of the Humber River that adjoins immediately south of the lands with the Main branch of the Humber River.
44. This provides a natural linkage corridor that continues northward that goes up to the Boyd Conservation Area and links up with the Kortright Centre, which ultimately connects north to the Oak Ridges Moraine.
45. Furthermore, Doctor McLean Park site has many mature trees that link up through to the Boyd Conservation Area to the Kortright Centre and up to the continues onwards north to the Oak Ridges Moraine.

IX. Hydrogeology and Ecology

46. I have reviewed a copy of Dr. Ken Howard's report dated May 31, 2018. I take from the main conclusions of his report that the proposed development:
 - Fails to consider how the development may impair the natural environment and local hydrogeological conditions;
 - Has not produced sufficient data and analysis required to provide the assurances stipulated by the PPS;
 - The dataset is wholly inadequate;
 - The geological interpretation of the site is very weak; and
 - There has been a failure to identify and delineate key aquifers beneath the site.
47. The parallel between our thinking is that Dr. Howard seems to be concerned, as am I, that the Applicant's reports are centered around how the

development and work activity will be limited due to the surrounding environmental features, and not how the development will limit the potential of the natural hydrogeological and other environmental conditions. Given the crucial connection between the local hydrologic and hydrogeologic connections, any impairment could seriously adversely affect the natural environment and ecosystem which is a significant concern of mine.

48. In conclusion, Dr. Howard's report outlining the lack of data analysis of environmental considerations necessary to provide assurances of environmental protection adds to my concern regarding the potential impacts to the river valley ecosystem and crucial upland linkages at the heart of Vaughan's natural heritage system.

X. Conclusion

49. The river valley provides linkage and connectivity to the upland features. The river ultimately knits the natural area and core feature into one high value natural heritage system.

50. The east branch of the Humber River links up with Boyd Park and the Kortright Centre. This natural heritage system is at the centre of Vaughan's ecology.

51. This development has the potential to disrupt the entire Natural Heritage System of Vaughan.

52. If this development proposal is evaluated according to the criteria stipulated in the planning requirements and identified above, the proposal fails on all points.

**Communication : C3
Committee of the Whole (2)
June 8, 2021
Item # 9**

From: Jenny Commisso <jcommisso@tacc.com>

Sent: Friday, June 04, 2021 10:09 AM

To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>

Cc: Ciafardoni, Joy <Joy.Ciafardoni@vaughan.ca>; Nascimben, Nadia <Nadia.Nascimben@vaughan.ca>; Barbieri, Enza <Enza.Barbieri@vaughan.ca>; McBoyle, Natalie <Natalie.McBoyle@vaughan.ca>; Ciampa, Gina <Gina.Ciampa@vaughan.ca>; Cardile, Lucy <Lucy.Cardile@vaughan.ca>; Furfaro, Cindy <Cindy.Furfaro@vaughan.ca>; Tamburini, Nancy <Nancy.Tamburini@vaughan.ca>; Traub, Debi <Debi.Traub@vaughan.ca>; Harnum, Jim <Jim.Harnum@vaughan.ca>; haiquig.xu@vaughan.ca; Volante, Sandra <Sandra.Volante@vaughan.ca>; Ferreira, Stephanie <Stephanie.Ferreira@vaughan.ca>; Clerks@vaughan.ca; Jack Eisenberger <jacke@fieldgatedevelopments.com>; Laura Davis <laurad@fieldgatedevelopments.com>; Coles, Todd <Todd.Coles@vaughan.ca>; Don Given <DGiven@mgp.ca>

Subject: [External] June 8, Committee of the Whole - Item 9 - ROPA 7

Mayor and Members of Council:

On behalf of Silvio De Gasperis and Jack Eisenberger, I am reaching out with respect to the June 8 Committee of the Whole meeting, Item 9 – Response to York Region’s Request for Comments on Regional Official Plan Amendment 7 (attached) in which “City staff do not support ROPA 7 to redesignate lands from “Agricultural Area” to “Rural Area” in the Greenbelt fingers for Blocks 27 and 41.”

Attached you will find a letter from The Ministry of Municipal Affairs and Housing to the Region of York indicating “Parkland Uses in the Greenbelt Protected Countryside
Parkland and recreational uses are permitted within the rural areas of the protected countryside within the Greenbelt Plan Area.”

At the May 13 public meeting, many members of Regional Council spoke in support of Parkland and Recreational uses in the table land Greenbelt as per the letter from the Ministry.

It is our request that the City of Vaughan also support the Greenbelt uses as outlined in the letter from the Ministry of Municipal Affairs and Housing and support “ROPA 7 to redesignate lands from Agricultural Area to Rural Area in the Greenbelt”

Please call Silvio at 416-540-7111 or Jack 416-805-7933 any time to discuss this further.

Thank you,

Jenny Commisso
Executive Assistant



270 Chrislea Road
Woodbridge, ON L4L 8A8

t 905.856.8500

m 416.823.5030

e jcommisso@tacc.com

tacc.com

Ministry of Municipal Affairs
and Housing

Ministère des Affaires municipales
et Logement

Municipal Services Division

Division des services aux municipalités

777 Bay Street, 16th Floor
Toronto ON M7A 2J3
Telephone: 416-585-6427

777, rue Bay, 16^e étage
Toronto ON M7A 2J3
Téléphone: 416-585-6427



By email only

Augustine Ko, MCIP, RPP
Senior Planner
Community Planning and Development Services
Corporate Services Department
Regional Municipality of York
17250 Yonge Street
Newmarket, ON L3Y 6Z1

RE: Regional Official Plan Amendment to Redesignate Prime Agricultural Areas

Dear Mr. Ko,

Thank you for circulating the regional official plan amendment (ROPA) application to the Ministry for our review. We understand the application was submitted by a consortium of private landowners seeking to change an Agricultural Area designation to a Rural Area designation in the Regional Official Plan.

The subject lands are comprised of separate areas of land located in both the City of Vaughan and the Town of Markham. The intent of the proposed change is to accommodate parkland, trails and other recreational uses within the Protected Countryside area of the Greenbelt Plan. Those proposed uses are permitted by the Greenbelt Plan.

We note the subject lands are located entirely within the Protected Countryside, are subject to the Greenbelt Natural Heritage System, and are further identified as part of the provincial Agricultural System – being designated as a prime agricultural area on provincial mapping of the agricultural land base.

MMAH REVIEW:

The following comments are provided for your consideration. As part of our review, we have shared the ROPA application with the Ministry of Agriculture, Food and Rural Affairs and the Ministry of Natural Resources and Forestry.

Approval Authority:

In accordance with the *Planning Act* and O. Reg. 525/97, the Minister of Municipal Affairs and Housing is the approval authority with respect to any amendment that is adopted to designate a prime agricultural area, or amends or revokes a prime agricultural area designation other than for the purposes of including all the applicable land within an area of settlement within the Greater Golden Horseshoe Growth Plan Area. Accordingly, the Minister of Municipal Affairs and Housing is the approval authority for such a Regional Official Plan amendment regardless of whether it was initiated under section 17, section 22, or section 26 of the Planning Act.

Redesignation of Prime Agricultural Areas:

The Growth Plan for the Greater Golden Horseshoe (APTG) sets out in policy 4.2.6 that provincial mapping of the agricultural land base is in effect within the Greenbelt Area. As such, municipal decisions within the Greenbelt Area must conform with the Agricultural System policies in APTG. It is noted that the subject lands are within the Greenbelt Area and thus the Greenbelt Plan applies to them.

The refinement can occur either as part of a Municipal Comprehensive Review or outside of that process, provided the policies are properly implemented.

Policy 5.3 of the Greenbelt Plan states, “Within the Protected Countryside, upper- and single-tier municipalities shall refine and augment official plan mapping to bring prime agricultural areas and rural lands into conformity with provincial mapping and implementation procedures. Until the province has completed mapping and the Agricultural System implementation procedures, municipalities shall continue to retain existing designations for prime agricultural areas within the Protected Countryside.” The implementation procedures are discussed below.

The province released Publication 856, being the Implementation Procedures referred to in Policy 5.3 of the Greenbelt Plan, in March 2020. The Implementation Procedures apply to an official plan or official plan amendment which refines the boundaries of the rural areas and agricultural system in the Greenbelt Plan Area.

Section 3.3.2.3 of the Implementation Procedures (Adding Candidate Areas to Rural Lands Within the Agricultural Land Base) states: “By definition, the agricultural land base includes rural lands. The rural lands policies in the PPS, A Place to Grow and Greenbelt Plan apply and allow for a wider range of uses than in prime agricultural areas. This includes cemeteries, fairgrounds, campgrounds and recreation sites. Rural lands provide opportunities to locate rural, non-agricultural uses where appropriate, outside of prime agricultural areas. [...] Identification of rural lands within the agricultural land base is left to municipal discretion, as long as the Agricultural System purpose and outcomes are met.”

Parkland Uses in the Greenbelt Protected Countryside

Parkland and recreational uses are permitted within the rural areas of the protected countryside within the Greenbelt Plan Area. These uses can be an important and essential element of complete communities and provide important benefits to support

environmental protection, improved air quality and climate change mitigation (Policy 3.3.1). They provide essential recreational opportunities for Ontarians. There are many policies in the Greenbelt Plan which permit parkland and recreational uses within Protected Countryside. These policies could permit camping, golf courses, ski hills, hiking trails and larger parks or other recreational uses.

Thank you for circulating the proposed ROPA to Ministry staff for our consideration. If you have any questions or require any further information, please contact Laurie Miller at laurie.miller@ontario.ca

Sincerely,

A handwritten signature in blue ink, appearing to read 'Hannah', with a stylized flourish at the end.

Hannah Evans
Assistant Deputy Minister
Municipal Services Division

- c. Paul Freeman, Chief Planner, York Region
Laurie Miller, MSO-C
Jocelyn Beatty, OMAFRA
Maria Jawaid, MNRF
Sean Fraser, PPPB

**Communication : C 4
Committee of the Whole (2)
June 8, 2021
Item # 13**

From: Messere, Clement <Clement.Messere@vaughan.ca>
Sent: Tuesday, June 01, 2021 1:56 PM
To: Clerks@vaughan.ca
Subject: FW: [External] Re: Meeting regarding resolution to conduct peer reviews

Hello,

Please see correspondence from a resident with respect to an item to be considered at the June 8, 2021 Committee of the Whole. Files OP.19.014, Z.19.038 and 19T-19V007.

Thank you,

**Clement Messere, BAA, MCIP, RPP
Senior Planner**

T: 905-832-8585 x 8409 | F: 905-832-6080 | clement.messere@vaughan.ca

City of Vaughan | Development Planning Department
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
www.vaughan.ca



From: Development Planning CSR Mailbox <DevelopmentPlanning.CSR@vaughan.ca>
Sent: Tuesday, June 01, 2021 8:08 AM
To: Messere, Clement <Clement.Messere@vaughan.ca>
Subject: FW: [External] Re: Meeting regarding resolution to conduct peer reviews

From: [REDACTED]
Sent: Monday, May 31, 2021 4:57 PM
To: Development Planning CSR Mailbox <DevelopmentPlanning.CSR@vaughan.ca>
Subject: [External] Re: Meeting regarding resolution to conduct peer reviews

Hi my name is Dave cammalleri and my parents live at [REDACTED] Wycliffe ave this isn't an Appropriate time to be having these meetings as it is on everyone's work time we cannot takeoff work to turn these meetings these should be held

When no one is working also we do not want a pathway or Road onto Wycliffe ave Everyone in this neighborhood has lived here for many many years have paid their taxes and now you guys want to

destroy their retirement this is unacceptable have meetings when people are able to attend them
thanks

On May 31, 2021, at 9:49 AM, Development Planning CSR Mailbox
<DevelopmentPlanning.CSR@vaughan.ca> wrote:

Hello,

Vaughan Council on July 15, 2020 adopted the following resolution related to development applications for the lands occupied by the Board of Trade Golf Course:

“That Council direct funds be set aside from the appropriate reserve to conduct peer reviews that staff identify as necessary, in consultation with the Community Working Group, and as approved by Council.”

This resolution regarding conducting a peer review of studies/reports submitted in support of the applications will be considered at a virtual Committee of the Whole Meeting on:

**Tuesday, June 8, 2021
At 1:00 P.M.**

As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time. A live stream of the meeting is available at [Vaughan.ca/LiveCouncil](https://vaughan.ca/LiveCouncil)

To make an electronic deputation at the meeting please contact the Office at the City Clerk at clerks@vaughan.ca or **905-832-8504**.

This courtesy meeting notice is being provided because you had asked to receive a copy of any notices for future meetings dealing with these applications. If you have any questions, please contact Clement Messere, by email at clement.messere@vaughan.ca or at 905-832-8585, Ext 8409. A copy of the staff report will be available by the end of June 1, 2021 on the City's website at www.vaughan.ca.

PUBLIC CONSULTATION DURING OFFICE CLOSURE: Any person who is unable to attend the meeting, may make a written submission, together with reasons for support or opposition. Written submissions on an Application shall only be received until 12:00 p.m. on the last business day prior to the day of the scheduled meeting. Written submissions can be mailed and/or emailed to:

City of Vaughan
Office of the City Clerk
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
clerks@vaughan.ca

Regards,

City of Vaughan | Development Planning Department

2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1

| www.vaughan.ca

<image001.png>

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<June 8 2021 Meeting Notice.pdf>

Communication : C 5
Committee of the Whole (2)
June 8, 2021
Item # 1

From: Robyn Rabinowitz <rrabinowitz@plazacorp.com>
Sent: Friday, June 04, 2021 1:20 PM
To: Clerks@vaughan.ca
Cc: Sebastian Mizzi <smizzi@signaturecommunities.ca>
Subject: [External] Communication Re Committee of the Whole, June 8, 2021, Agenda Item 6.1

Good afternoon,
Please find attached our letter in connection with the above noted item.
Regards

ROBYN RABINOWITZ
VICE PRESIDENT, DEVELOPMENT

PLAZACORP

10 Wanless Avenue, Suite 201, Toronto, ON M4N1V6
T. [416.481.2222](tel:416.481.2222) x 288 | D. [416.932.6637](tel:416.932.6637) | C. [416.723.7247](tel:416.723.7247) | E. rrabinowitz@plazacorp.com

plazacorp.com

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Via Email: clerks@vaughan.ca

June 4, 2021

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

Dear Mayor Bevilacqua and Members of Council,

**RE: BLACK CREEK FINANCIAL STRATEGY AND VMC WEST INTERCHANGE
SANITARY SEWER AREA SPECIFIC DEVELOPMENT CHARGE UPDATES**

Doughton Residences Corp. is writing in respect of the above noted item scheduled on the June 8, 2021 Committee of the Whole agenda as Item 6.1.

Doughton Residences Corp. is the owner of lands municipally known as 216 to 220 Doughton Road (the "lands") in the Vaughan Metropolitan Centre (the "VMC") and has active applications for Official Plan and Zoning By-law Amendments and Site Plan Approval under review by City Staff in respect of a new high rise residential development (the "Development"), which would deliver greater than 1,000 new homes and implement a new private road with public access easements in favour of the City, expanding the local road network in the south east quadrant of Jane Street and Highway 7, as contemplated in the VMC Secondary Plan.

The proposed revisions to the Black Creek Financial Strategy and the revised Area Specific Development Charge (the "ASDC") impacts the financial viability of the Development. In addition to rising construction costs and potential increases in Regional and local development fees and charges, the proposed revisions to the ASDC add a further burden on the Development, which in turn directly affects housing affordability for future homeowners in the Development and in the VMC.

Doughton Residences Corp. is writing to express its concern with the revised charge that would result in connection with Council enacting the proposed revisions to the ASDC By-law at the Committee of the Whole session on June 8, 2021 and respectfully requests deferral of this item until further consultation may occur with the immediately affected landowners.

Thank you for your consideration of this matter.

Yours very truly,
DOUGHTON RESIDENCES CORP.



Sebastian Mizzi
SigNature Communities



Robyn Rabinowitz
Plazacorp Investments Limited



64 Jardin Drive, Unit 1B
Concord, Ontario
L4K 3P3
T. 905.669.4055
F. 905.669.0097
klmplanning.com

KLM File: P-3099

June 4, 2021

City of Vaughan
Building Standards Department
2141 Major Mackenzie Dr W
Vaughan, ON L6A 1T1

Communication : C 6
Committee of the Whole (2)
June 8, 2021
Item # 8

Attention: Mayor Bevilacqua and Members of Council

Re: Committee of the Whole – June 8, 2021
Agenda Item # 8 – City-wide Comprehensive Zoning By-law
[1] Northeast Corner of Highway 50 & Langstaff Road
[2] Northwest Corner Highway 27 & Highway 7
ZZEN Group of Companies Limited
City of Vaughan, Region of York

Dear Mayor Bevilacqua and Members of Council,

KLM Planning Partners Inc. are the land use planners on behalf of, ZZEN Group of Companies, these comments relate only to the above noted lands.

We would like to thank Staff for working through the majority of our concerns regarding the City-wide Comprehensive Zoning By-law. Notwithstanding, there are two unresolved minor issues involving confirmation that an accessory eating establishment is permitted with a service station use for lands zoned 'EM1' Prestige Employment Zone (i.e., Highway 50 and Langstaff Road), and a revision to straighten the boundary line west of the Westin Element Hotel at the northwest corner of Highway 27 and 7 lands.

We trust that the recommendation of Staff would enable these minor amendments and any other minor changes to be made as necessary prior to adoption of the City-wide Comprehensive Zoning By-law. In addition, we request notice of any future meetings dealing with this matter and future notice of adoption. Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

KLM PLANNING PARTNERS INC.

A handwritten signature in blue ink, appearing to read 'M. Yarranton', is written over a light blue circular stamp. The signature is fluid and cursive.

Mark Yarranton, BES, MCIP, RPP
President

cc: Joseph Sgro, ZZEN Group of Companies Limited
Sam Speranza, ZZEN Group of Companies Limited
Jim Harnum, City Manager
Haiqing Xu, Deputy City Manager, Planning & Growth Management
Brandon Correia, Manager, Special Projects
Grant Uyeyama, KLM Planning Partners Inc.
Aidan Pereira, KLM Planning Partners Inc.

Communication : C7
Committee of the Whole (2)
June 8, 2021
Item # 1

DATE: June 4, 2021

TO: Mayor and Members of Council

FROM: Michael Coroneos, Deputy City Manager, Corporate Services, Chief Financial Officer and City Treasurer

RE: **Item # 1, Report # 32**
BLACK CREEK FINANCIAL STRATEGY AND VMC WEST
INTERCHANGE SANITARY SEWER AREA SPECIFIC DEVELOPMENT
CHARGE BY-LAW UPDATES

Recommendation

1. That Attachments 2 and 4 of the subject report be replaced with Attachments 2 and 4 of this Memorandum dated June 4, 2021.

Background

Attachments 2 and 4 of the above noted report, which include copies of the Black Creek Financial Strategy and VMC West Interchange Sanitary Sewer Area Specific Development Charge ("ASDC") By-laws), respectively, identified an enactment date of June 8, 2021. Staff have revised the enactment date to July 1, 2021 to coincide with the expiry of the current ASDC by-law and avoid the requirement to index the rates on July 1, 2021 which is the date when the City typically indexes all of the development charges and area specific development charges rates. As these By-laws are based on the most up-to-date data available, Staff is of the opinion that it would not be appropriate to apply an indexing to these rates in July 2021. The first indexing of these rates would take effect on January 1, 2021.

The existing Black Creek ASDC by-law (079-2016) does not expire until July 1, 2021 so a July 1, 2021 enactment date for the updated By-law will align with the repealing of the existing by-law. The VMC West Interchange Sanitary Sewer ASDC By-law is being updated in a time frame shorter than the five-year legislated requirement to update and therefore, the enactment date of the updated By-law will not impact collection of development charges.

For more information, please contact Nelson Pereira, Manager of Development Finance, ext. 8393

Attachments

2. Black Creek Financial Strategy ASDC By-law
4. VMC West Interchange Sanitary Sewer ASDC By-law

Respectfully submitted

A handwritten signature in blue ink, appearing to read "Michael Coroneos", is displayed on a light blue rectangular background.

Michael Coroneos,
Deputy City Manager, Corporate Services,
Chief Financial Officer and City Treasurer

Attachments: as above

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER XXX-2021

A By-Law to impose Area Specific Development Charges – Edgeley Pond and Black Creek Channel Works.

WHEREAS subsection 2(1) of the *Development Charges Act, 1997*, S.O. 1997, c.27 (“**Act**”) provides that the council of a municipality may by By-Law impose development charges against land to pay for increased capital costs required because of increased needs for services arising from the development of the area to which the By-Law applies;

AND WHEREAS, at the direction of Council of The Corporation of The City of Vaughan (the “**Council**”), Hemson Consulting Ltd. has prepared an Area Specific Development Charge Background Study entitled “Development Charges Background Study for the Edgeley Pond and Black Creek Channel Works”, dated May 25, 2021 (the “**Background Study**”), which indicated that the development of any land within The Corporation of The City of Vaughan will increase the need for services as defined therein;

AND WHEREAS as of April 7, 2021, Council made the Background Study and draft version of this By-Law available to the public in accordance with the Act;

AND WHEREAS on May 12, 2021, Council held a public meeting at which all persons in attendance were provided with an opportunity to make representations relating to the draft By-Law in respect of the Edgeley Pond and Black Creek Channel Works and the Background Study in accordance with the Act;

AND WHEREAS notice of the public meeting was given on April 15, 2021 in accordance with the Act and Ontario Regulation 82/98;

AND WHEREAS on June 22, 2021, Council by resolution adopted the Background Study and determined that it was not necessary to hold any further public meetings in respect of this By-Law;

AND WHEREAS on June 22, 2021, Council passed a By-Law to impose and provide for payment of area specific development charges for the Edgeley Pond and Black Creek Channel Works.

NOW THEREFORE the Council of The Corporation of The City of Vaughan enacts as follows:

DEFINITIONS

1. For the following words and phrases if used in this By-Law:

- (1) **“accessory use”** means the use of any building or structure that is naturally and normally:
 - (a) incidental;
 - (b) subordinate to; and
 - (c) devoted exclusively to the main use on the same lot; and for the purpose of this By-Law, detached buildings or structures which are accessory uses shall not exceed 100 square metres of gross floor area;
- (2) **“agreement”** means a contract between the City and an owner and any amendment thereto;
- (3) **“agricultural use”** means lands, buildings, or structures, excluding any portion thereof used as a dwelling unit, used, designed, or intended for use for the purpose of a bona fide farming operation, including, but not limited to, animal husbandry, dairying, livestock, fallow, field crops, removal of sod, forestry, fruit farming, horticulture, market gardening, pasturage, poultry keeping, equestrian facilities, and any other activities customarily carried on in the field of agriculture; but does not include a commercial use or a medical marijuana operation;
- (4) **“air supported structure”** means a structure consisting of a pliable membrane that achieves and maintains its shape and support by internal air pressure;
- (5) **“apartment building”** means a residential use building, or the residential use portion of a mixed-use building, other than a townhouse or stacked townhouse containing four or more dwelling units each of which shall have access to above grade common halls, stairs, elevators, and yards;
- (6) **“area specific development charge”** and **“special service area development charge”** mean a charge imposed with respect to growth-related net capital costs against a defined land area or per unit for specified services under the applicable By-Law;
- (7) **“atrium”** means a large open space extending through several floors in a building that is open to the ceiling;

- (8) “**basement**” means a storey, the floor of which is at least 0.75 metres below finished grade, provided that not more than one half of its height from the floor of the underside of the floor joist is below the finished grade;
- (9) “**building or structure**” means a permanent enclosed structure occupying an area greater than 10 square metres, consisting of a wall, roof, and/or floor, or any of them, or a structural system serving the function thereof, which includes, but is not limited to, air-supported structures or industrial tents; a canopy however shall not be considered a building or structure for the purpose of this By-Law and shall not attract development charges;
- (10) “**building permit**” means a permit issued under the *Building Code Act, 1992*, which permits the construction of a building or structure, or which permits the construction of the foundation of a building or structure;
- (11) “**canopy**” means an overhanging, projection, or covering connected to a principal use on the lands, such as over a gas bar or outdoor storage;
- (12) “**capital cost**” means costs incurred or proposed to be incurred by the City or a local board directly or by others on behalf of, and as authorized by, a Municipality or Local Board under an agreement, required for the provision of services designated in the By-Law within or outside the City:
- (a) to acquire land or an interest in land, including a leasehold interest;
 - (b) to improve land;
 - (c) to acquire, lease, construct, or improve buildings and structures;
 - (d) to acquire, lease, construct, or improve facilities including:
 - (i) rolling stock with an estimated useful life of seven (7) years or more years;
 - (ii) furniture and equipment, other than computer equipment; and
 - (iii) materials acquired for circulation, reference, or information purposes by a library board as defined in the Public Libraries Act, R.S.O. 1990, c. P. 44;
 - (e) to undertake studies in connection with any of the matters in clauses (a) to (d);
 - (f) of the development charge background study required before enactment of this By-Law; and

- (g) of interest on money borrowed to pay for costs described in any of the matters in clauses (a) to (d);
- (13) “**cellar**” means the portion of a building below the lowest storey which has more than one-half of its height from the floor to the underside of the floor joists below the finished grade;
- (14) “**City**” means The Corporation of The City of Vaughan;
- (15) “**commercial parking garage**” means a building or structure, or any part thereof, which use is for the parking of motor vehicles for remuneration, or in the case where parking is provided as an accessory to a principal use on the lands, where such parking is provided in a building or structure, or part thereof, whether or not there is remuneration paid by the owner or user for the motor vehicle, the portion of parking as required by the Zoning By-Law shall not attract development charges for the purpose of this By-Law;
- (16) “**development**” means the construction, erection, or placing of one or more buildings or structures on land, or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof, and includes redevelopment;
- (17) “**development charge**” means a charge imposed with respect to growth-related net capital costs against land under this By-Law;
- (18) “**duplex**” means a building comprising, by horizontal division, two dwelling units, each of which has a separate entrance to grade;
- (19) “**dwelling unit**” means a room or suite of two or more rooms, designed or intended for use by a single household in which sanitary conveniences are provided, and in which facilities are provided for cooking or the installation of cooking equipment;
- (20) “**engineering services**” means services related to a highway, and may include water supply services, waste water services, and storm water drainage and control services;
- (21) “**existing industrial building**” means an existing building or structure to be used, or designed or intended for:
- (a) manufacturing, producing, processing, storing, or distributing something;
 - (b) research or development in connection with manufacturing, producing, or processing something;

- (c) retail sales by a manufacturer, producer, or processor of something they manufactured, produced, or processed, if the retail sales are at the site where the manufacturing, production, or processing takes place;
- (d) office or administrative purposes, if they are:
 - (i) carried out with respect to manufacturing, producing, processing, storage, or distributing of something; and
 - (ii) in or attached to the building or structure used for that manufacturing, producing, processing, storage, or distribution;
- (22) **“funeral home”** means a building or structure with facilities for the preparation of dead persons for burial or cremation, for the viewing of the body and for funeral services;
- (23) **“future development”** means development which requires a subsequent planning approval, in addition to a building permit, which planning approval shall include a site plan approval or the approval of a plan of condominium;
- (24) **“grade finished”** means the average elevation of the finished ground level at the wall(s);
- (25) **“gross floor area”** means, in the case of a non-residential building or structure, or the non-residential portion of a mixed-use building or structure, the aggregate of the areas of each floor, whether above or below grade, measured between the exterior faces of the exterior walls of the building or structure, or from the centre line of a common wall separating a non-residential and a residential use, and:
 - (a) includes the floor area of a mezzanine and the space occupied by interior walls and partitions; and
 - (b) excludes in the case of a building or structure containing an atrium, the sum of the areas of the atrium at the level of each floor surrounding the atrium above the floor level of the atrium; and
 - (c) excludes the area of any self-contained structural shelf and rack storage facility approved by the Building Materials Evaluation Commission; and
 - (d) includes any part of a building or structure above or below grade used as a commercial parking garage; and
 - (e) for the purposes of this definition, the non-residential portion of a mixed-use building is deemed to include one-half of any area common to the residential and non-residential portions of such mixed-use building or structure;

- (26) **“growth-related net capital cost”** means the portion of the net capital cost of services that is reasonably attributable to the need for such net capital costs that results or will result from development in all or a defined part of the City;
- (27) **“heritage property”** means a property that contains cultural heritage value as defined under the Ontario Heritage Act;
- (28) **“home occupation”** means an occupation permitted in a dwelling unit and which:
 - (a) is clearly secondary to the use of the dwelling unit;
 - (b) does not change the external character of the dwelling unit; and
 - (c) does not create or become a public nuisance, in particular in respect to noise, traffic, or parking;
- (29) **“household”** means one or more persons occupying or sharing all areas of the dwelling unit;
- (30) **“large apartment”** means a dwelling unit in an apartment building or plex that is 700 square feet or larger in size;
- (31) **“live-work unit”** means a unit intended for both residential and non-residential uses concurrently;
- (32) **“local board”** means a local board as defined in section 1 of the Municipal Affairs Act, other than a board as defined in subsection 1(1) of the Education Act;
- (33) **“lot”** means a parcel of land fronting on a street separate from any abutting land to the extent that a subdivision or a consent contemplated by the Planning Act would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of a street;
- (34) **“medical marijuana operation”** means the cultivation, growth, harvesting, processing, composting, destruction, packaging, storage and distribution of plants or parts of plants of the genus Cannabis (marijuana) as lawfully permitted and authorized under the Government of Canada’s Marijuana for Medical Purposes Regulations;
- (35) **“mid-high density mixed-use”** means a building or structure used, designed, or intended for residential and non-residential uses, where:

- (a) the non-residential uses comprise not more than fifty percent (50%) of the gross floor area of the building;
 - (b) the non-residential uses comprise a minimum of five percent (5%) of the gross floor area of the building; and
 - (c) the residential portion of the building or structure is over five (5) storeys in height;
- (36) **“mixed-use building”** means a building or structure containing a residential and non-residential use other than a home occupation;
- (37) **“mezzanine”** means a mezzanine as defined in the Building Code Act;
- (38) **“multiple unit dwelling”** includes stacked townhouses, and all other residential uses that are not included in the definition of apartment, single detached dwelling, or semi-detached dwelling;
- (39) **“net area”** means the gross area of land less the area of lands conveyed or to be conveyed into public ownership for the purpose of open space, parks, woodlots, storm water management facilities, buffers and road widenings along Regional Roads, and Ontario Hydro utility corridors, and less the area of any wood lots in private ownership if zoned as such, but shall include the area of all road allowances dedicated to the City;
- (40) **“net capital cost”** means the capital cost less capital grants, subsidies, and other contributions made to the City, or that the Council of the City anticipates will be made, including conveyances or payments under sections 42, 51, and 53 of the Planning Act in respect of the capital cost;
- (41) **“non-commercial parking garage”** means a building or structure, or any part thereof, that is not a commercial parking garage;
- (42) **“owner”** means the owner of the land or a person who has made an application for an approval of the development of the land upon which a development charge or an area specific development charge is imposed;
- (43) **“plex”** means a duplex, a semi-detached duplex, a triplex, or a semi-detached triplex;
- (44) **“re-development”** means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land, or changing the use from a residential to non-residential use or from a non-residential to residential use or from one residential use to another form of residential use;

- (45) “**semi-detached duplex**” means one of a pair of attached duplexes, each duplex divided vertically from the other by a party wall;
- (46) “**semi-detached dwelling**” means a building divided vertically into two dwelling units;
- (47) “**semi-detached triplex**” means one of a pair of triplexes divided vertically one from the other by a party wall;
- (48) “**services**” means services designated in this By-Law;
- (49) “**single detached dwelling**” and “**single detached**” means a residential building consisting of one dwelling unit that is not attached to another structure above grade. For greater certainty, a residential building consisting of one dwelling unit that is attached to another structure by footings only shall be considered a single-family dwelling for the purposes of this By-Law;
- (50) “**small apartment**” means a dwelling unit in an apartment building or a plex that is less than 700 square feet in size;
- (51) “**stacked townhouse**” means a building, other than a townhouse or apartment building, containing at least 3 dwelling units, each dwelling unit being separated from the other vertically and/or horizontally, and each dwelling unit having an entrance to grade shared with no more than 3 other units;
- (52) “**storey**” means the portion of a building other than the cellar or unfinished attic which lies between the surface of the floor and the surface of the next floor above, and if there is no floor above it, then the surface next above it, provided its height is not less than 2.3 metres;
- (53) “**subdivision**” includes condominium;
- (54) “**temporary sales centre**” means a Building, including a trailer, that is designed or intended to be temporary, or intended to be removed from the land or demolished after use and which is used exclusively as an Office or presentation centre, or both, for new building sales;
- (55) “**triplex**” means a building comprising 3 dwelling units, each of which has a separate entrance to grade;
- (56) “**use, commercial**” means the use of any land, building or structure for the purpose of buying and selling commodities or supplying services as distinguished from such uses as manufacturing or assembly of goods, warehousing, and construction;

- (57) **“use, industrial”** means the use of any land, building or structure for construction, warehousing, manufacturing, processing, or assembly of materials to finished products or byproducts, including the storage of such materials and products;
- (58) **“use, institutional”** means the use of any land, building or structure by any organization owned or operated for religious, educational, charitable, recreational, or governmental purposes, whether or not supported in whole or in part by public funds;
- (59) **“use, non-residential”** means the use of any land, building or structure, or any part thereof, for use other than a residential use, and shall include commercial use, industrial use, and institutional use;
- (60) **“use, residential”** means the use of any land, building or structure for a single detached dwelling, semi-detached dwelling, multiple unit dwelling, apartment, or any other type of household or dwelling unit;

RULES – APPLICATION, EXEMPTIONS, AND EXCEPTIONS

2.

- (1) This By-Law applies to all land and to all uses of any land, building or structure within the City whether or not the land, building or structure, or use thereof, is exempt from taxation under Section 3 of the Assessment Act, R.S.O. 1990, c.A.31;
- (2) Despite subsection (1), this By-Law does not apply to any land, building or structure within the City owned by and used for the purposes of:
 - (a) a local board;
 - (b) a board of education as defined in section 1(1) of the *Education Act*
 - (c) the City or any local board thereof and, without limiting the generality of the foregoing, including land leased from the Crown in right of Canada or Ontario located within the Parkway Belt Planning Area as defined in Regulation 744, paragraph 16 of the Revised Regulations of Ontario, 1990, provided the same is used for institutional use purposes of a not-for-profit nature;
 - (d) lands, buildings or structures owned by Metrolinx and used for transit related purposes;
 - (e) any area municipality within the Regional Municipality of York;
 - (f) the Regional Municipality of York or any local board thereof; and

- (g) a public hospital receiving aid under the Public Hospitals Act;
- (3) Development charges for the services designated in Schedule A shall be imposed upon the service area in Schedule B, specified in Schedule A, and shall be collected in accordance with this By-Law on development for residential use or non-residential use purposes;
- (4) Development charges provided for in subsection (3) apply where the development requires:
 - (a) the passing of a zoning By-Law or of an amendment thereto under Section 34 of the Planning Act, R.S.O. 1990, c.P.13;
 - (b) the approval of a minor variance under Section 45 of the Planning Act, R.S.O. 1990, c.P.13;
 - (c) a conveyance of land to which a By-Law passed under subsection 50(7) of the Planning Act, R.S.O. 1990, c.P.13 applies;
 - (d) the approval of a plan of subdivision under Section 51 of the Planning Act, R.S.O. 1990, c.P.13;
 - (e) a consent under Section 53 of the Planning Act, R.S.O. 1990, c.P.13;
 - (f) the approval of a description under Section 50 of the Condominium Act, 1998, S.O. 1998, c.19; or
 - (g) the issuing of a permit under the Building Code Act, 1992, S.O. 1992 c.23 in relation to a building or structure;
- (5) The City shall not apply more than one development charge provided for in this By-Law on land even though two or more of the actions described in paragraphs 2(4)(a) to (g) are required before the land can be developed;
- (6) Despite subsection (5), if two or more of the actions described in paragraphs 3(2)(a) to (g) occur at different times and if the subsequent action or actions has the effect of increasing the need for services, a development charge shall be imposed, calculated, and collected pursuant to subsection (3) limited to the increase;
- (7) Notwithstanding any other provisions of this By-Law, a building or structure shall be exempt from the payment of development charges provided that it is for:
 - (a) a temporary use permitted under a zoning By-Law enacted under Section 39 of the Planning Act, R.S.O. 1990, c.P.13;

- (b) an accessory use and, without restricting the generality of the foregoing, including a tent or canopy used on a temporary or seasonal basis;
 - (c) a home occupation;
 - (d) an agricultural use;
 - (e) a renovation of an existing building which does not alter, if a residential use, the number of units, or, if a non-residential use, the gross floor area thereof;
 - (f) a temporary sales centre;
 - (g) the relocation of a built heritage structure that is listed under Section 27 of the Ontario Heritage Act or designated under Part IV or V of the Ontario Heritage Act; or
 - (h) Land, buildings or structures used or to be used for the purposes of a cemetery or burial ground exempt from taxation under the Assessment Act or any successor thereto, including mausoleums and columbariums, but excluding funeral homes; or
 - (i) Buildings or structures owned by and used for the purpose of a conservation authority, unless such buildings or structures are used primarily for, or in connection with (i) recreational purposes for which the conservation authority charges admission, or (ii) any commercial use.
- (8) Area specific development charges paid hereunder shall be maintained in a separate reserve fund or funds and shall be used only for the services specified in Schedule A.

ADMINISTRATION

Payment of Development Charges

- 3.
- (1) All development charges payable shall be paid by certified funds to the City Treasurer;
 - (2) Subject to subsections 3(3), 3(4) and 3(5) of this By-Law, development charges imposed shall be calculated as of, and shall be payable on, the date a building permit is issued in respect of a building or structure on land to which a development charge applies, and no building permit shall be issued until the development charge is paid in full;

- (3) Notwithstanding subsection 3(2) of this By-Law and provided that the City and the owner(s) of the land have not entered into an agreement pursuant to subsection 3(4) of this By-Law, the development charge shall be payable, subject to any applicable exemptions or reductions contained in this By-Law:
- (a) In respect of an approval of subdivision pursuant to section 51 of the *Planning Act 1990*, R.S.O. 1990, c.P.13, immediately upon entering into the subdivision agreement; and
 - (b) In respect of the granting of a consent pursuant to section 53 of the *Planning Act, 1990* R.S.O. 1990, c.P.13, immediately upon entering into an agreement made as a condition of the granting of such consent;
- (4) Where the City and owner(s) of the land have entered into an agreement pursuant to section 27 of the Act in respect of the timing of the payment of a development charge or a portion thereof, the terms of such agreement shall prevail over the provisions of this By-Law, including subsections 3(2), 3(3) and 3(5) of this By-Law;
- (5) Notwithstanding subsections 3(2) and 3(3) of this By-Law and provided that the City and the owner(s) of the land have not entered into an agreement pursuant to subsection 3(4) of this By-Law, developments that are eligible pursuant to sections 26.1 or 26.2 of the Act shall have development charges calculated and payable in accordance with section 26.1 and/or 26.2 of the Act and interest thereon shall be calculated and payable in accordance with the City's policy, entitled "DC Interest Policy Under Section 26.1 and 26.2 of the Development Charges Act, 1997", as amended from time to time;
- (6) If a use of any land, building or structure that constitutes development but does not require the issuing of a building permit but requires one or more of the actions listed in subsection 2(4)(a) to (g) inclusive, a development charge shall be payable and shall be calculated and collected on the earliest of any of the actions listed in subsection 2(4)(a) to (g) required, or on a date set by agreement;
- (7) Nothing in this By-Law shall prevent Council from requiring, as a condition of any approval pursuant to the *Planning Act, 1990* R.S.O. 1990, c.P.13, that the owner(s) of land install such local services as Council may require in accordance with the City's policy in respect of local services;

Credits

4.

- (1) Where the City permits the provision of services in lieu of the payment of all or any portion of a development charge, the City shall give a credit for an amount equal to the reasonable cost to the owner of providing the services, as determined by the City,

provided such credit shall relate only to the portion of the development charge attributable to the services provided, unless otherwise agreed by the City;

- (2) The City may by agreement permit an owner to provide services additional to or of a greater size or capacity than is required, and the City may give a credit for an amount up to the reasonable cost to the owner of providing the services as determined by the City, provided that no such credit may be given for any part of the cost of work that relates to an increase in the level of service that exceeds the average level of service described in Paragraph 4 of Subsection 5(1) of the Development Charges Act, 1997;

Semi-Annual Adjustment

5.
 - (1) The development charges established pursuant to Section 2 of this By-Law shall be adjusted semi-annually, without amendment to this By-Law, as of the 1st day of January and the 1st day of July in each year, commencing on July 1, 2021, in accordance with the most recent change in the Statistics Canada Quarterly, Construction Price Statistics (Catalogue No. 62-007 CANSIM II Table 327 – 0039);

GENERAL

Term

6.
 - (1) This By-Law shall come into force and effect on July 1, 2021;
 - (2) This By-Law shall expire five years from the date that it comes into force and effect, unless it is repealed at an earlier date by a subsequent By-Law;
 - (3) Nothing in this By-Law shall be construed so as to commit or require the City to authorize or proceed with any specific capital project at any specific time;

Transitional Provisions

7.
 - (1) If before the coming into force of this By-Law an owner or previous owner has made a payment for services described in this By-Law, or provided services in lieu thereof, no payment as required under this By-Law and no credits or refunds shall apply;

Schedules

- (1) 8. Schedules A and B are attached hereto and form part of this By-Law;

Repeal

- 9.
- (1) By-Law 079-2016 shall be and is hereby repealed effective on the date that this By-Law comes into force and effect;

Registration

- 10.
- (1) A certified copy of this By-Law may be registered in the By-Law register in York Region Land Registry Office and/or against the title to any land to which this By-Law applies;

Severability

- 11,
- (1) In the event that any provision of this By-Law is found by a court or tribunal of competent jurisdiction to be invalid, such provision shall be deemed to be severed, and the remaining provisions of this By-Law shall remain in full force and effect;

Headings

- 12.
- (1) The headings inserted in this By-Law are for convenience of reference only and shall not affect the interpretation of this By-Law;

Short Title

13.

- (2) (1) This By-Law may be cited as the Area Specific Development Charges By-Law - Edgeley Pond and Black Creek Channel, 2021.

Enacted by City of Vaughan Council this 22nd day of June, 2021.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

Authorized by Item No. 1 of Report No. 32
of the Committee of the Whole
Adopted by Vaughan City Council on June 22, 2021

Schedule A
To By-Law No. XX-XXX
Area Specific Development Charge
Edgeley Pond and Black Creek Channel Works

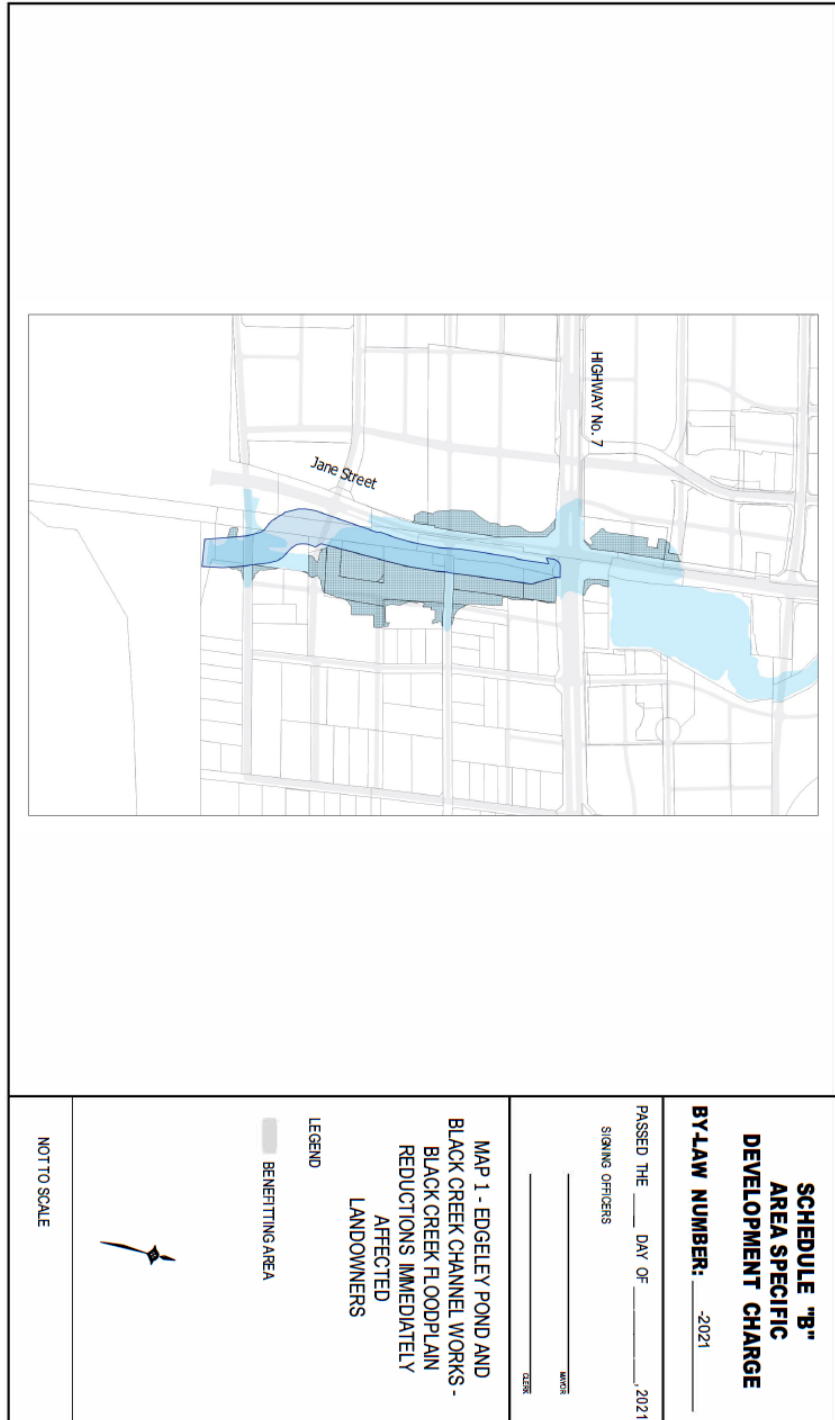
Service	Lands to which Area Specific Development Charges Apply	Net Project Cost	Net Benefitting Area	Charge Per Hectare
Edgeley Pond and Black Creek Channel Works	Immediately Affected Landowners – Map 1	\$38,890,538	5.78	\$6,707,788
	Vaughan Metropolitan Centre Draining to Edgeley Pond – Map 2	\$9,818,390	18.98	\$497,154 ²
	Undeveloped Lands in the Black Creek Drainage Shed – Map 3	\$8,892,653	144.58	\$67,874

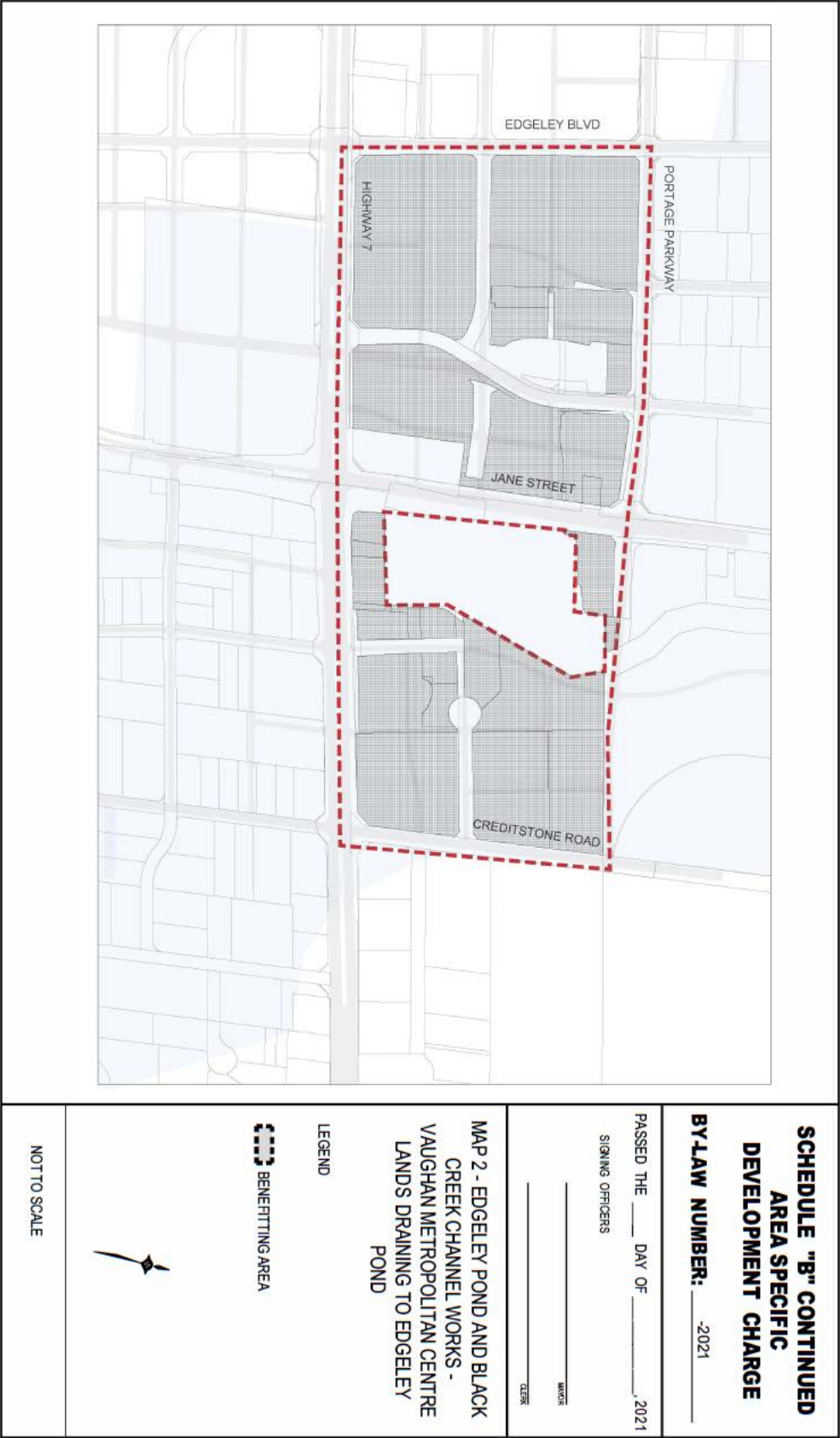
Lands that fall in more than one map area as designated in Schedule B shall be required to pay the development charges designated in Schedule A, applying to each map that the lands are included. For greater clarity, should a parcel of land be located on more than one map, the development charge associated with each map will be applied as a sum total charge per hectare.

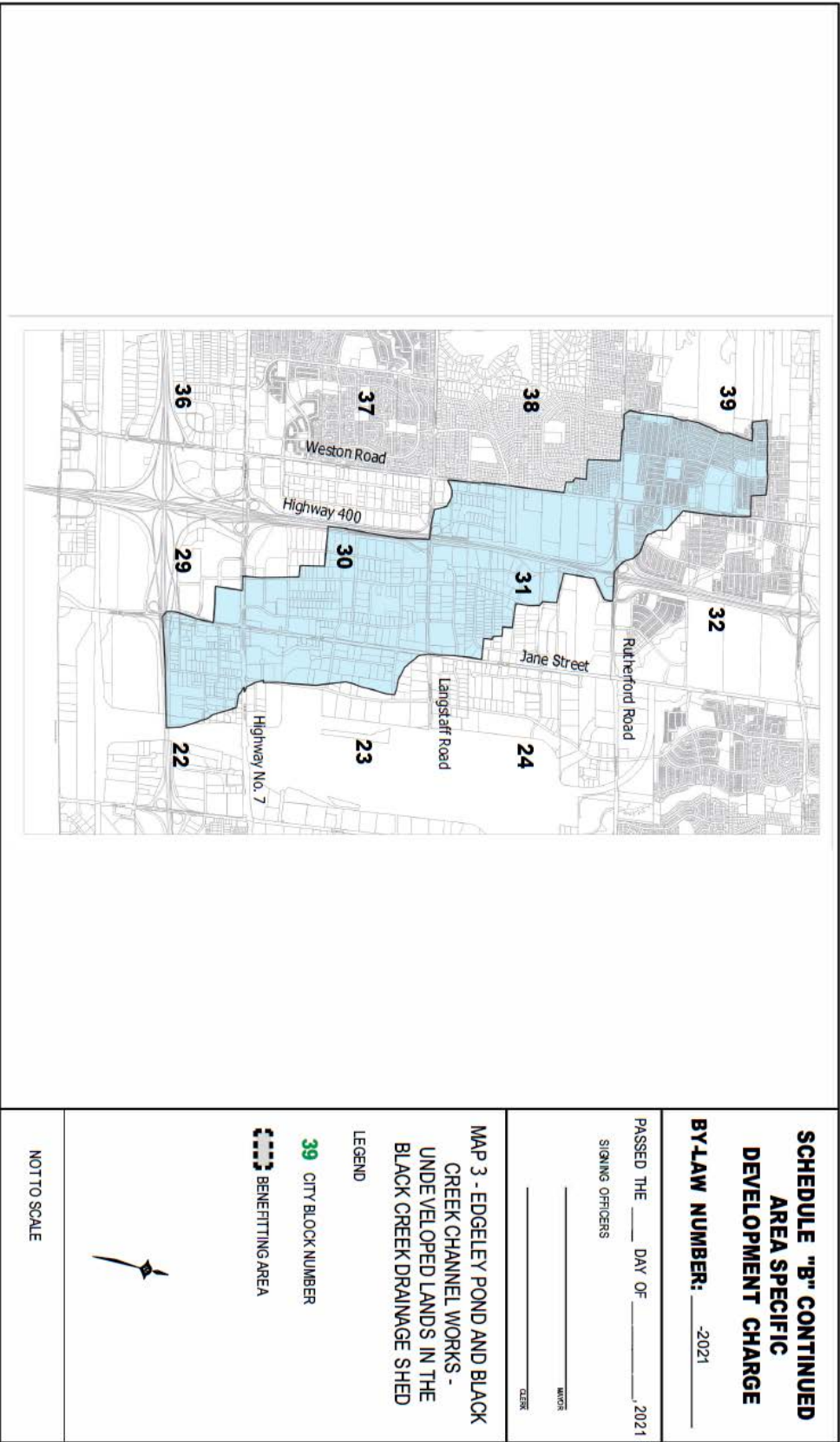
Note 1: The charge per hectare for the Immediately Affected Landowners (Map 1) is based on the number of hectares of developable land which will be removed from the regulatory floodplain. This land area is inclusive of park.

Note 2: The charge per hectare for the Vaughan Metropolitan Centre Draining to Edgeley Pond (Map 2) and the Undeveloped Lands in the Black Creek Drainage Shed (Map 3) is based on the net developable land area of the site.

Area Specific Development Charge Maps







THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER XXX-2021

A By-Law to impose Area Specific Development Charges – VMC West – Interchange Sanitary Sewer Improvements.

WHEREAS subsection 2(1) of the *Development Charges Act, 1997*, S.O. 1997, c.27 (the “**Act**”) provides that the council of a municipality may by By-Law impose development charges against land to pay for increased capital costs required because of increased needs for services arising from the development of the area to which the By-Law applies;

AND WHEREAS, at the direction of the Council of The Corporation of The City of Vaughan (the “**Council**”), Hemson Consulting Ltd. has prepared an Area Specific Development Charge Background Study entitled “Development Charges Background Study for the VMC West Interchange Sanitary Sewer Works”, dated April 26, 2021 (the “**Background Study**”), which indicated that the development of any land within The Corporation of The City of Vaughan will increase the need for services as defined therein;

AND WHEREAS as of April 7, 2021, Council made the Background Study and draft version of this By-Law available to the public in accordance with the Act;

AND WHEREAS on May 12, 2021, Council held a public meeting at which all persons in attendance were provided with an opportunity to make representations relating to the draft By-Law in respect of the VMC West – Interchange Sanitary Sewer and the Background Study in accordance with the Act;

AND WHEREAS notice of the public meeting was given on April 15, 2021 in accordance with the Act and Ontario Regulation 82/98;

AND WHEREAS on June 22, 2021, Council by resolution adopted the Background Study and determined that it was not necessary to hold any further public meetings in respect of this By-Law;

AND WHEREAS on June 22, 2021, Council passed a By-Law to impose and provide for payment of area specific development charges for the VMC West – Interchange Sanitary Storm Improvements.

NOW THEREFORE the Council of The Corporation of The City of Vaughan enacts as follows:

DEFINITIONS

1. For the following words and phrases if used in this By-Law:

- (1) **“accessory use”** means the use of any building or structure that is naturally and normally:
 - (a) incidental;
 - (b) subordinate to; and
 - (c) devoted exclusively to the main use on the same lot; and for the purpose of this By-Law, detached buildings or structures which are accessory uses shall not exceed 100 square metres of gross floor area;
- (2) **“agreement”** means a contract between the City and an owner and any amendment thereto;
- (3) **“agricultural use”** means lands, buildings, or structures, excluding any portion thereof used as a dwelling unit, used, designed, or intended for use for the purpose of a bona fide farming operation, including, but not limited to, animal husbandry, dairying, livestock, fallow, field crops, removal of sod, forestry, fruit farming, horticulture, market gardening, pasturage, poultry keeping, equestrian facilities, and any other activities customarily carried on in the field of agriculture; but does not include a commercial use or a medical marijuana operation;
- (4) **“air supported structure”** means a structure consisting of a pliable membrane that achieves and maintains its shape and support by internal air pressure;
- (5) **“apartment building”** means a residential use building, or the residential use portion of a mixed-use building, other than a townhouse or stacked townhouse containing four or more dwelling units each of which shall have access to above grade common halls, stairs, elevators, and yards;
- (6) **“area specific development charge”** and **“special service area development charge”** mean a charge imposed with respect to growth-related net capital costs against a defined land area or per unit for specified services under the applicable By-Law;

- (7) “**atrium**” means a large open space extending through several floors in a building that is open to the ceiling;
- (8) “**basement**” means a storey, the floor of which is at least 0.75 metres below finished grade, provided that not more than one half of its height from the floor of the underside of the floor joist is below the finished grade;
- (9) “**building or structure**” means a permanent enclosed structure occupying an area greater than 10 square metres, consisting of a wall, roof, and/or floor, or any of them, or a structural system serving the function thereof, which includes, but is not limited to, air-supported structures or industrial tents; a canopy however shall not be considered a building or structure for the purpose of this By-Law and shall not attract development charges;
- (10) “**building permit**” means a permit issued under the *Building Code Act, 1992*, which permits the construction of a building or structure, or which permits the construction of the foundation of a building or structure;
- (11) “**canopy**” means an overhanging, projection, or covering connected to a principal use on the lands, such as over a gas bar or outdoor storage;
- (12) “**capital cost**” means costs incurred or proposed to be incurred by the City or a local board directly or by others on behalf of, and as authorized by, a Municipality or Local Board under an agreement, required for the provision of services designated in the By-Law within or outside the City:
 - (a) to acquire land or an interest in land, including a leasehold interest;
 - (b) to improve land;
 - (c) to acquire, lease, construct, or improve buildings and structures;
 - (d) to acquire, lease, construct, or improve facilities including:
 - (i) rolling stock with an estimated useful life of seven (7) years or more years;
 - (ii) furniture and equipment, other than computer equipment; and
 - (iii) materials acquired for circulation, reference, or information purposes by a library board as defined in the Public Libraries Act, R.S.O. 1990, c. P. 44;
 - (e) to undertake studies in connection with any of the matters in clauses (a) to (d);

- (f) of the development charge background study required before enactment of this By-Law; and
- (g) of interest on money borrowed to pay for costs described in any of the matters in clauses (a) to (d);
- (13) **“cellar”** means the portion of a building below the lowest storey which has more than one-half of its height from the floor to the underside of the floor joists below the finished grade;
- (14) **“City”** means The Corporation of The City of Vaughan;
- (15) **“commercial parking garage”** means a building or structure, or any part thereof, which use is for the parking of motor vehicles for remuneration, or in the case where parking is provided as an accessory to a principal use on the lands, where such parking is provided in a building or structure, or part thereof, whether or not there is remuneration paid by the owner or user for the motor vehicle, the portion of parking as required by the Zoning By-Law shall not attract development charges for the purpose of this By-Law;
- (16) **“development”** means the construction, erection, or placing of one or more buildings or structures on land, or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof, and includes redevelopment;
- (17) **“development charge”** means a charge imposed with respect to growth-related net capital costs against land under this By-Law;
- (18) **“duplex”** means a building comprising, by horizontal division, two dwelling units, each of which has a separate entrance to grade;
- (19) **“dwelling unit”** means a room or suite of two or more rooms, designed or intended for use by a single household in which sanitary conveniences are provided, and in which facilities are provided for cooking or the installation of cooking equipment;
- (20) **“engineering services”** means services related to a highway, and may include water supply services, waste water services, and storm water drainage and control services;
- (21) **“existing industrial building”** means an existing building or structure to be used, or designed or intended for:
 - (a) manufacturing, producing, processing, storing, or distributing something;

- (b) research or development in connection with manufacturing, producing, or processing something;
 - (c) retail sales by a manufacturer, producer, or processor of something they manufactured, produced, or processed, if the retail sales are at the site where the manufacturing, production, or processing takes place;
 - (d) office or administrative purposes, if they are:
 - (i) carried out with respect to manufacturing, producing, processing, storage, or distributing of something; and
 - (ii) in or attached to the building or structure used for that manufacturing, producing, processing, storage, or distribution;
- (22) “**funeral home**” means a building or structure with facilities for the preparation of dead persons for burial or cremation, for the viewing of the body and for funeral services;
- (23) “**future development**” means development which requires a subsequent planning approval, in addition to a building permit, which planning approval shall include a site plan approval or the approval of a plan of condominium;
- (24) “**grade finished**” means the average elevation of the finished ground level at the wall(s);
- (25) “**gross floor area**” means, in the case of a non-residential building or structure, or the non-residential portion of a mixed-use building or structure, the aggregate of the areas of each floor, whether above or below grade, measured between the exterior faces of the exterior walls of the building or structure, or from the centre line of a common wall separating a non-residential and a residential use, and:
- (a) includes the floor area of a mezzanine and the space occupied by interior walls and partitions; and
 - (b) excludes in the case of a building or structure containing an atrium, the sum of the areas of the atrium at the level of each floor surrounding the atrium above the floor level of the atrium; and
 - (c) excludes the area of any self-contained structural shelf and rack storage facility approved by the Building Materials Evaluation Commission; and
 - (d) includes any part of a building or structure above or below grade used as a commercial parking garage; and

- (e) for the purposes of this definition, the non-residential portion of a mixed-use building is deemed to include one-half of any area common to the residential and non-residential portions of such mixed-use building or structure;
- (26) **“growth-related net capital cost”** means the portion of the net capital cost of services that is reasonably attributable to the need for such net capital costs that results or will result from development in all or a defined part of the City;
- (27) **“heritage property”** means a property that contains cultural heritage value as defined under the Ontario Heritage Act;
- (28) **“home occupation”** means an occupation permitted in a dwelling unit and which:
- (a) is clearly secondary to the use of the dwelling unit;
 - (b) does not change the external character of the dwelling unit; and
 - (c) does not create or become a public nuisance, in particular in respect to noise, traffic, or parking;
- (29) **“household”** means one or more persons occupying or sharing all areas of the dwelling unit;
- (30) **“large apartment”** means a dwelling unit in an apartment building or plex that is 700 square feet or larger in size;
- (31) **“live-work unit”** means a unit intended for both residential and non-residential uses concurrently;
- (32) **“local board”** means a local board as defined in section 1 of the Municipal Affairs Act, other than a board as defined in subsection 1(1) of the Education Act;
- (33) **“lot”** means a parcel of land fronting on a street separate from any abutting land to the extent that a subdivision or a consent contemplated by the Planning Act would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of a street;
- (34) **“medical marijuana operation”** means the cultivation, growth, harvesting, processing, composting, destruction, packaging, storage and distribution of plants or parts of plants of the genus Cannabis (marijuana) as lawfully permitted and authorized under the Government of Canada’s Marijuana for Medical Purposes Regulations;

- (35) **“mid-high density mixed-use”** means a building or structure used, designed, or intended for residential and non-residential uses, where:
- (a) the non-residential uses comprise not more than fifty percent (50%) of the gross floor area of the building;
 - (b) the non-residential uses comprise a minimum of five percent (5%) of the gross floor area of the building; and
 - (c) the residential portion of the building or structure is over five (5) storeys in height;
- (36) **“mixed-use building”** means a building or structure containing a residential and non-residential use other than a home occupation;
- (37) **“mezzanine”** means a mezzanine as defined in the Building Code Act;
- (38) **“multiple unit dwelling”** includes stacked townhouses, and all other residential uses that are not included in the definition of apartment, single detached dwelling, or semi-detached dwelling;
- (39) **“net area”** means the gross area of land less the area of lands conveyed or to be conveyed into public ownership for the purpose of open space, parks, woodlots, storm water management facilities, buffers and road widenings along Regional Roads, and Ontario Hydro utility corridors, and less the area of any wood lots in private ownership if zoned as such, but shall include the area of all road allowances dedicated to the City;
- (40) **“net capital cost”** means the capital cost less capital grants, subsidies, and other contributions made to the City, or that the Council of the City anticipates will be made, including conveyances or payments under sections 42, 51, and 53 of the Planning Act in respect of the capital cost;
- (41) **“non-commercial parking garage”** means a building or structure, or any part thereof, that is not a commercial parking garage;
- (42) **“owner”** means the owner of the land or a person who has made an application for an approval of the development of the land upon which a development charge or an area specific development charge is imposed;
- (43) **“plex”** means a duplex, a semi-detached duplex, a triplex, or a semi-detached triplex;
- (44) **“re-development”** means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land, or changing the use from a residential to non-

residential use or from a non-residential to residential use or from one residential use to another form of residential use;

- (45) “**semi-detached duplex**” means one of a pair of attached duplexes, each duplex divided vertically from the other by a party wall;
- (46) “**semi-detached dwelling**” means a building divided vertically into two dwelling units;
- (47) “**semi-detached triplex**” means one of a pair of triplexes divided vertically one from the other by a party wall;
- (48) “**services**” means services designated in this By-Law;
- (49) “**single detached dwelling**” and “**single detached**” means a residential building consisting of one dwelling unit that is not attached to another structure above grade. For greater certainty, a residential building consisting of one dwelling unit that is attached to another structure by footings only shall be considered a single-family dwelling for the purposes of this By-Law;
- (50) “**small apartment**” means a dwelling unit in an apartment building or a plex that is less than 700 square feet in size;
- (51) “**stacked townhouse**” means a building, other than a townhouse or apartment building, containing at least 3 dwelling units, each dwelling unit being separated from the other vertically and/or horizontally, and each dwelling unit having an entrance to grade shared with no more than 3 other units;
- (52) “**storey**” means the portion of a building other than the cellar or unfinished attic which lies between the surface of the floor and the surface of the next floor above, and if there is no floor above it, then the surface next above it, provided its height is not less than 2.3 metres;
- (53) “**subdivision**” includes condominium;
- (54) “**temporary sales centre**” means a Building, including a trailer, that is designed or intended to be temporary, or intended to be removed from the land or demolished after use and which is used exclusively as an Office or presentation centre, or both, for new building sales;
- (55) “**triplex**” means a building comprising 3 dwelling units, each of which has a separate entrance to grade;

- (56) **“use, commercial”** means the use of any land, building or structure for the purpose of buying and selling commodities or supplying services as distinguished from such uses as manufacturing or assembly of goods, warehousing, and construction;
- (57) **“use, industrial”** means the use of any land, building or structure for construction, warehousing, manufacturing, processing, or assembly of materials to finished products or byproducts, including the storage of such materials and products;
- (58) **“use, institutional”** means the use of any land, building or structure by any organization owned or operated for religious, educational, charitable, recreational, or governmental purposes, whether or not supported in whole or in part by public funds;
- (59) **“use, non-residential”** means the use of any land, building or structure, or any part thereof, for use other than a residential use, and shall include commercial use, industrial use, and institutional use;
- (60) **“use, residential”** means the use of any land, building or structure for a single detached dwelling, semi-detached dwelling, multiple unit dwelling, apartment, or any other type of household or dwelling unit;

RULES – APPLICATION, EXEMPTIONS, AND EXCEPTIONS

2.

- (1) This By-Law applies to all land and to all uses of any land, building or structure within the City whether or not the land, building or structure, or use thereof, is exempt from taxation under Section 3 of the Assessment Act, R.S.O. 1990, c.A.31;
- (2) Despite subsection (1), this By-Law does not apply to any land, building or structure within the City owned by and used for the purposes of:
 - (a) a local board;
 - (b) a board of education as defined in section 1(1) of the *Education Act*
 - (c) the City or any local board thereof and, without limiting the generality of the foregoing, including land leased from the Crown in right of Canada or Ontario located within the Parkway Belt Planning Area as defined in Regulation 744, paragraph 16 of the Revised Regulations of Ontario, 1990, provided the same is used for institutional use purposes of a not-for-profit nature;
 - (d) lands, buildings or structures owned by Metrolinx and used for transit related purposes;

- (e) any area municipality within the Regional Municipality of York;
 - (f) the Regional Municipality of York or any local board thereof; and
 - (g) a public hospital receiving aid under the Public Hospitals Act;
- (3) Development charges for the services designated in Schedule A shall be imposed upon the service area in Schedule B, specified in Schedule A, and shall be collected in accordance with this By-Law on development for residential use or non-residential use purposes;
- (4) Development charges provided for in subsection (3) apply where the development requires:
- (a) the passing of a zoning By-Law or of an amendment thereto under Section 34 of the Planning Act, R.S.O. 1990, c.P.13;
 - (b) the approval of a minor variance under Section 45 of the Planning Act, R.S.O. 1990, c.P.13;
 - (c) a conveyance of land to which a By-Law passed under subsection 50(7) of the Planning Act, R.S.O. 1990, c.P.13 applies;
 - (d) the approval of a plan of subdivision under Section 51 of the Planning Act, R.S.O. 1990, c.P.13;
 - (e) a consent under Section 53 of the Planning Act, R.S.O. 1990, c.P.13;
 - (f) the approval of a description under Section 50 of the Condominium Act, 1998, S.O. 1998, c.19; or
 - (g) the issuing of a permit under the Building Code Act, 1992, S.O. 1992 c.23 in relation to a building or structure;
- (5) The City shall not apply more than one development charge provided for in this By-Law on land even though two or more of the actions described in paragraphs 2(4)(a) to (g) are required before the land can be developed;
- (6) Despite subsection (5), if two or more of the actions described in paragraphs 3(2)(a) to (g) occur at different times and if the subsequent action or actions has the effect of increasing the need for services, a development charge shall be imposed, calculated, and collected pursuant to subsection (3) limited to the increase;

- (7) Notwithstanding any other provisions of this By-Law, a building or structure shall be exempt from the payment of development charges provided that it is for:
- (a) a temporary use permitted under a zoning By-Law enacted under Section 39 of the Planning Act, R.S.O. 1990, c.P.13;
 - (b) an accessory use and, without restricting the generality of the foregoing, including a tent or canopy used on a temporary or seasonal basis;
 - (c) a home occupation;
 - (d) an agricultural use;
 - (e) a renovation of an existing building which does not alter, if a residential use, the number of units, or, if a non-residential use, the gross floor area thereof;
 - (f) a temporary sales centre;
 - (g) the relocation of a built heritage structure that is listed under Section 27 of the Ontario Heritage Act or designated under Part IV or V of the Ontario Heritage Act; or
 - (h) Land, buildings or structures used or to be used for the purposes of a cemetery or burial ground exempt from taxation under the Assessment Act or any successor thereto, including mausoleums and columbariums, but excluding funeral homes; or
 - (i) Buildings or structures owned by and used for the purpose of a conservation authority, unless such buildings or structures are used primarily for, or in connection with (i) recreational purposes for which the conservation authority charges admission, or (ii) any commercial use;
- (8) Area specific development charges paid hereunder shall be maintained in a separate reserve fund or funds and shall be used only for the services specified in Schedule A;

ADMINISTRATION

Payment of Development Charges

- 3.
- (1) All development charges payable shall be paid by certified funds to the City Treasurer;

- (2) Subject to subsections 3(3), 3(4) and 3(5) of this By-Law, development charges imposed shall be calculated as of, and shall be payable on, the date a building permit is issued in respect of a building or structure on land to which a development charge applies, and no building permit shall be issued until the development charge is paid in full;
- (3) Notwithstanding subsection 3(2) of this By-Law and provided that the City and the owner(s) of the land have not entered into an agreement pursuant to subsection 3(4) of this By-Law, the development charge shall be payable, subject to any applicable exemptions or reductions contained in this By-Law:
 - (a) In respect of an approval of a plan of subdivision pursuant to section 51 of the *Planning Act*, 1990 R.S.O. 1990, c.P.13, immediately upon entering into the subdivision agreement; and
 - (b) In respect of the granting of a consent pursuant to section 53 of the *Planning Act*, 1990 R.S.O. 1990, c.P.13, immediately upon entering into an agreement made as a condition of the granting of such consent;
- (4) Where the City and owner(s) of the land have entered into an agreement pursuant to section 27 of the Act in respect of the timing of the payment of a development charge or a portion thereof, the terms of such agreement shall prevail over the provisions of this By-Law, including subsections 3(2), 3(3) and 3(5) of this By-Law;
- (5) Notwithstanding subsections 3(2) and 3(3) of this By-Law and provided that the City and the owner(s) of the land have not entered into an agreement pursuant to subsection 3(4) of this By-Law, developments that are eligible pursuant to sections 26.1 or 26.2 of the Act shall have development charges calculated and payable in accordance with section 26.1 and/or 26.2 of the Act and interest thereon shall be calculated and payable in accordance with the City's policy, entitled "DC Interest Policy Under Sections 26.1 and 26.2 of the Development Charges Act, 1997", as amended from time to time;
- (6) If a use of any land, building or structure that constitutes development does not require the issuing of a building permit but requires one or more of the actions listed in subsection 2(4)(a) to (g) inclusive, a development charge shall be payable and shall be calculated and collected on the earliest of any of the actions listed in subsection 2(4)(a) to (g) required, or on a date set by agreement;
- (7) Nothing in this By-Law shall prevent Council from requiring, as a condition of any approval pursuant to the *Planning Act*, 1990 R.S.O. 1990, c.P.13, that the owner(s) of land install such local services as Council may require in accordance with the City's policy in respect of local services;

Credits

4.
 - (1) Where the City permits the provision of services in lieu of the payment of all or any portion of a development charge, the City shall give a credit for an amount equal to the reasonable cost to the owner of providing the services, as determined by the City, provided such credit shall relate only to the portion of the development charge attributable to the services provided, unless otherwise agreed by the City;
 - (2) The City may by agreement permit an owner to provide services additional to or of a greater size or capacity than is required, and the City may give a credit for an amount up to the reasonable cost to the owner of providing the services as determined by the City, provided that no such credit may be given for any part of the cost of work that relates to an increase in the level of service that exceeds the average level of service described in Paragraph 4 of Subsection 5(1) of the Development Charges Act, 1997;

Semi-Annual Adjustment

5.
 - (1) The development charges established pursuant to Section 2 of this By-Law shall be adjusted semi-annually, without amendment to this By-Law, as of the 1st day of January and the 1st day of July in each year, commencing on July 1, 2021, in accordance with the most recent change in the Statistics Canada Quarterly, Construction Price Statistics (Catalogue No. 62-007 CANSIM II Table 327 – 0039);

GENERAL

Term

6.
 - (1) This By-Law shall come into force and effect on July 1, 2021;
 - (2) This By-Law shall expire five years from the date that it comes into force and effect, unless it is repealed at an earlier date by a subsequent By-Law;
 - (3) Nothing in this By-Law shall be construed so as to commit or require the City to authorize or proceed with any specific capital project at any specific time;

Transitional Provisions

7.
 - (1) If before the coming into force of this By-Law an owner or previous owner has made a payment for services described in this By-Law, or provided services in lieu thereof, no payment as required under this By-Law and no credits or refunds shall apply;

Schedules

8.

- (1) Schedules A and B are attached hereto and form part of this By-Law;

Repeal

9.

- (1) By-Law 094-2018 shall be and is hereby repealed effective on the date that this By-Law comes into force and effect;

Registration

10.

- (1) A certified copy of this By-Law may be registered in the By-Law register in the York Region Land Registry Office and/or against the title to any land to which this By-Law applies;

Severability

11.

- (1) In the event that any provision of this By-Law is found by a court or tribunal of competent jurisdiction to be invalid, such provision shall be deemed to be severed, and the remaining provisions of this By-Law shall remain in full force and effect;

Headings

12.

- (1) The headings inserted in this By-Law are for convenience of reference only and shall not affect the interpretation of this By-Law;

Short Title

13.

- (1) This By-Law may be cited as the Area Specific Development Charges By-Law – VMC West – Interchange Sanitary Sewer, 2021.

Enacted by City of Vaughan Council this 22th day of June, 2021.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

Authorized by Item No. 1 of Report No. 32
of the Committee of the Whole
Adopted by Vaughan City Council on June 22, 2021

Schedule A:**Area Specific Development Charge Calculation**

Service	Net Capital Cost
VMC West – Interchange Sanitary Sewer Improvements	\$17,751,773

Rate per Singles/Semis	Rate Per Townhouses & Multiples	Rate Per Large Apt	Rate Per Small Apt	Rate Per M² Non- Residential
\$982	\$810	\$599	\$432	\$10.83

**Communication : C8
Committee of the Whole (2)
June 8, 2021
Presentation # 1**

Supporting Documents
plus Written Deputations

for the June 8th, 2021

Committee of the Whole
Council Meeting

Oral Presentation by:

Beverley Golden
[REDACTED] York Hill Blvd.
Thornhill, Ontario



Written Deputation for the June 8th Committee Meeting
Re- The proposed crossover for Yorkhill Boulevard south of Gailcrest Circle

Since May 20, 2020 we have been in communication with Vaughan City Staff about the proposed crossover. None of our concerns have resulted in any significant change to the original design plans.

Our two main issues are the location site and the locator tone.

This location is less than desirable (According to a AODA guidelines), as the slope is too steep and there are existing storm drains (barriers/obstacles), which cannot be moved. City staff will not consider the intersection just north at Gailcrest which requires no modification to the existing landscape, while this location requires reconstruction. The crossover is set to be installed in June and I am hoping the concerns of local residents will be considered by council.

My mother is in a wheelchair and I personally will not cross at this location with her as the incline and especially the storm drains, present a dangerous obstacle for us. In a conversation with CNIB, they also advised that they do not recommend a location with barriers like this location has, as some visually impaired people use a cane and cannot safely maneuver this type of obstacle.

At this point I hope council agrees that the 24/7 locator tone be turned off. Our home is close enough to the locator button to be negatively affected by the sound. Neither the Ontario Ministry of Transportation nor the Transportation Association of Canada recommend the locator tone be used 24/7 in a residential location. The choice is left up to the municipality and in our case, Vaughan council has decided to have the locator tone activated to always be on.

AODA requires that the tone not be heard further than a 12-foot (3.7m) radius from the locator button. According to the CNIB anything heard further than 12-feet is confusing to visually impaired people and creates a liability for the city.

When the manufacturer demonstrated the unit, the level was turned lower than 30Db. The beeping could still be heard 40 feet away. Our quiet residential street will be negatively impacted by this constant beeping sound. At any point if an impaired person requests the tone to be turned on then I would have no problem with that.

Please consider our concerns as if this crossover was being installed in front of your home.

Sincerely,

Gayle Lawrence
[REDACTED] York Hill Blvd,
Thornhill, Ontario. L4J 2P6

Written Deputation for the June 8th Committee Meeting re the proposed crossover for York Hill Blvd., south of Gailcrest.

Cars expect crossover lights to be activated. If the lights are not activated, then that creates confusion, which can lead to an accident G-d forbid, for which the City of Vaughan government could be liable. This is a religious Jewish area, where many people won't push the button to activate lights on Jewish Sabbaths and certain holidays. Also, motion detectors that would activate lights are not acceptable to many of these people.

We were told that the city asked a Rabbi, who said he didn't object to the crosswalk. But why would the city ask a Rabbi if something of this nature is safe or if there is liability? I would think that this is a question for a traffic expert and for lawyers.

The proposed crossover is also slated to have a locator tone with a beeping sound 24/7, which concerns me because of the increased noise it will add to our neighbourhood.

There are other ways to make things safer, such as better signage, as well as a crosswalk sign in the middle of the road, which shows a picture of a person walking, with a symbol that says "yield," which cars can see right away, and which has been useful in other places.

Another option is a slower speed limit of maybe 30 km, especially since this is a school zone, and to have electronic signs telling people what their speed is, which seems to be effective in other areas.

I appreciate council considering other options that will be less disruptive to our neighbourhood.

Thank you,

Eli Janowski
■ York Hill Blvd.
Thornhill, On. L4J 2P6

Written Deputation for the June 8th Committee Meeting re the proposed crossover for York Hill Blvd., south of Gailcrest.

Greeting and Blessing:

Regarding your proposal to put a crosswalk on Yorkhill Boulevard, I would point out the following:

1. As I understand it, the original study was done before certain demographics changed regarding the number of students attending the adjacent school.
2. According to Jewish law, Jews are not allowed to push the button to activate the crosswalk lights during the following times: Every Friday from sunset until after Saturday night, and certain Jewish holidays.

Therefore, the proposed crosswalk can, G-d forbid, create dangerous mixed messages, since drivers won't expect people to cross the street without activating the lights. (A leading Rabbi informed me that automatic sensors, where a person walks by and lights activate, would also not be permissible for the Sabbath.)

Hoping to hear good news in regards to the above.

With blessing

Yoseph Janowski

■ Lisa Crescent,
Thornhill, Ontario L4J 2N2

Written Deputation for the June 8th Committee Meeting re the proposed crossover for York Hill Blvd., south of Gailcrest.

The crosswalk on York Hill Blvd just south of Gailcrest Circle is designed in such a way that it could possibly cause injury to the pedestrian using it, making it an undesirable place to cross the street.

The catch basins on the west side of the road create a serious tripping hazard. The dip in the road made to accommodate the sewers, is very icy in the winter, sometimes snow covered (which makes pedestrians forget that it is there) and is slippery in the rain. I have stumbled numerous times in this area.

Consequently, I avoid using this crosswalk when walking my small dog. Slips and falls are very dangerous, especially for us senior citizens.

It would be helpful if the city considered another safer place for all of us to cross, one that didn't have the obstacles the current one has.

Thank you for considering the above.

Corinne Nightingale
■ Jenstar Way
Thornhill L4J 5V3

Written Deputation for the June 8th Committee Meeting re the proposed crossover for York Hill Blvd., south of Gailcrest.

The proposed crossover would be very close to our backyard. We like to spend as much time as we can in our backyard, and the noise (beeping) coming from the crossover would be very annoying, and would greatly disturb our ability to enjoy our backyard.

Furthermore, many religious pedestrians in this neighbourhood are not allowed to push the button to activate the lights of the crossover on the Jewish Sabbath. Pedestrians will cross without activating the lights, something that approaching drivers won't expect and they may not stop. This could present a real danger to these pedestrians.

Thank you for considering other alternatives that will be less intrusive and safer for all pedestrians.

Rabbi and Mrs. Moshe and Bassie Spalter
■ Gailcrest Circle
Thornhill, Ontario
L4J 5V2

From: HOMB Exec Office (MTO) HOMBExecOffice@ontario.ca
Subject: Pedestrian Crossover Regulations - Question
Date: November 25, 2020 at 4:07 PM
To: [REDACTED]

Dear Ms. Golden,

Regulation 413/12 of the Accessibility for Ontarians with Disabilities Act (AODA) states that accessible pedestrian signals must have a locator tone that is distinct from the walk indicator tone. The regulation does not mention that the locator tone has to be repeated 24 hours a day, 7 days per week; however, Transportation Association of Canada guidelines recommend the locator tone to operate 24/7 to ensure guidance is provided to visually impaired pedestrians regardless of the time of day.

For provincial highways in Ontario, the Transportation Association of Canada guidelines are followed, while municipalities may vary in their approach based on specific local considerations and AODA policies.

Thank you,

Monique Gough | Branch Administrative Coordinator
Ministry of Transportation, Operations Division
Highway Operations Management Branch
659 Exeter Road, 4th Floor
London, ON N6E 1L3
T: (226) 448-5769 | monique.Gough@ontario.com

AODA guidelines re Obstacles and Locator Tone distance

AODA guidelines: 2.1.6 Designing for Accessibility

Pedestrian crossings shall provide a continuous, and clear path across the vehicular route. An accessible path must be barrier-free and designed to address a range of capabilities as exhibited by the individuals that might use them. Consideration shall be given to the expected number and type of users in determining the design parameters that will enable independent, safe, and efficient use of the crossings by individuals of all ages and abilities.

A barrier-free environment means the elimination of physical or information barriers. Physical barriers such as curbs, steep slopes or obstacles may restrict movements of pedestrians with mobility impairments; while information barriers such as the lack of tactile or audible cues will limit pedestrians with visual or hearing impairments in their ability to recognize the conditions of the environment.

AODA guideline re locating tone distance heard

The Transportation Association of Canada standards states "notwithstanding any other guidelines provided in this document the push button locating tone should be adjusted to be audible at no more than 3.7 M from the push button or at the closest building line which ever is closer."

This can be found in this AODA document:

<https://www.aodaalliance.org/wp-content/uploads/2016/02/3-E-TAC-EText.txt>



memorandum

Communication : C 9
Committee of the Whole (2)
June 8, 2021
Item : Presentation 1

DATE: June 7, 2021

TO: Honourable Mayor and Members of Council

FROM: Nadia Paladino for Zoran Postic, Deputy City Manager of Public Works
 Nick Spensieri, Deputy City Manager of Infrastructure Development

RE: **Committee of the Whole (2), June 8, 2021**
 Presentation #1 - Ms. Beverley Golden

Purpose

To provide information regarding the request by Ms. Beverley Golden (the deputant) to deactivate the 24/7 audible locator tone on the accessible pedestrian push buttons at the Pedestrian Crossover (PXO) and the location of the PXO scheduled to be installed on Yorkhill Blvd.

Background

In Fall of 2018, staff received concerns from residents regarding pedestrian crossing safety on York Hill Blvd near the Eitz Chaim school and York Hill District Park. In response to the residents' concerns for pedestrian crossing safety, staff conducted a Pedestrian Crossover Study in accordance with the Provincial Guidelines (Ontario Traffic Manual, Book 15). Based on the study findings, a PXO was warranted that include fulfilling the minimum number of pedestrian crossing, therefore it was recommended to be installed and in accordance with AODA Legislation including accessible pedestrian push buttons.

PXOs are a type of traffic control used to assist pedestrians crossing the street. On January 1st, 2016, the Highway Traffic Act was revised to include a regulation which identifies a new type of Pedestrian Crossover. As a result of the legislative framework, including the Act, new regulation (402/15), municipalities can install pedestrian crossovers. The introduction of the PXO corresponds to recommendations related to pedestrian safety in the 2012 Chief Coroner's Report. At a PXO, vehicles must stop and yield the whole roadway. Many leading municipalities such as the City of Ottawa, City of Toronto, City of Hamilton, City of Markham, Region of York, and Region of Peel have introduced PXOs.

The PXO identified at the subject location is to make pedestrians more visible to motorists and currently operates as a highly utilized crossing location because it connects to a school and to York Hill District Park (outlined in attachment 1 – location map).

Section 80.28 of Ontario Regulation 413/12 for Accessibility for Ontarians With Disability Act, outlines that accessible pedestrian signals must have a locator tone that is distinct from a walk indicator tone. This is to ensure that those with visual impairments can have access to this crossover whenever they should need it, and that they are provided with the same level of safety as those without disabilities. The locator tone is adjustable through the programming of the accessible pedestrian pushbutton (APS).

On April 7, 2021 staff demonstrated the workings of the locator tone to Ms. Beverley Golden and community neighbours at the proposed York Hill Blvd. PXO location. The demonstration



memorandum

performed included adjusting the locator tone to various decibel levels including ambient noise levels.

In conjunction with AODA legislation, the audible locator tone is required under the City's Inclusive Design Standards, however, the tone level is to be set such that it is audible within a minimum 12' radius of the crossing. This was achieved and demonstrated on April 7, 2021.


Staff have listened to the concerns raised at the 3 site meetings and have made adjustments to the design of the pedestrian crossover in response to concerns raised. This includes removing the existing speed hump/raised crosswalk and relocating it to the north at the Gailcrest Circle intersection, to maintain the desirable operating speeds on York Hill Blvd, and to make the proposed crossing to be more pedestrian-friendly and accessible.

Conclusion

Staff have carefully studied the implementation of this crossing and have been responsive to the concerns raised since May 2020, including three site visits, a demonstration on the accessible pedestrian push buttons audible locator tone and taking all the concerns under advisement in determining the placement, design and construction of this crossover.

To align with the City's Term of Council Priorities on Active, Safe and Diverse Communities focused on safety, inclusion, and diversity, staff conclude that it is appropriate to install the pedestrian crossover at the determined location.

Respectfully Submitted

 Digitally signed by
Paladino, Nadia
Date: 2021.06.07
13:55:57 -04'00'

Nadia Paladino for Zoran Postic
Deputy City Manager Public Works

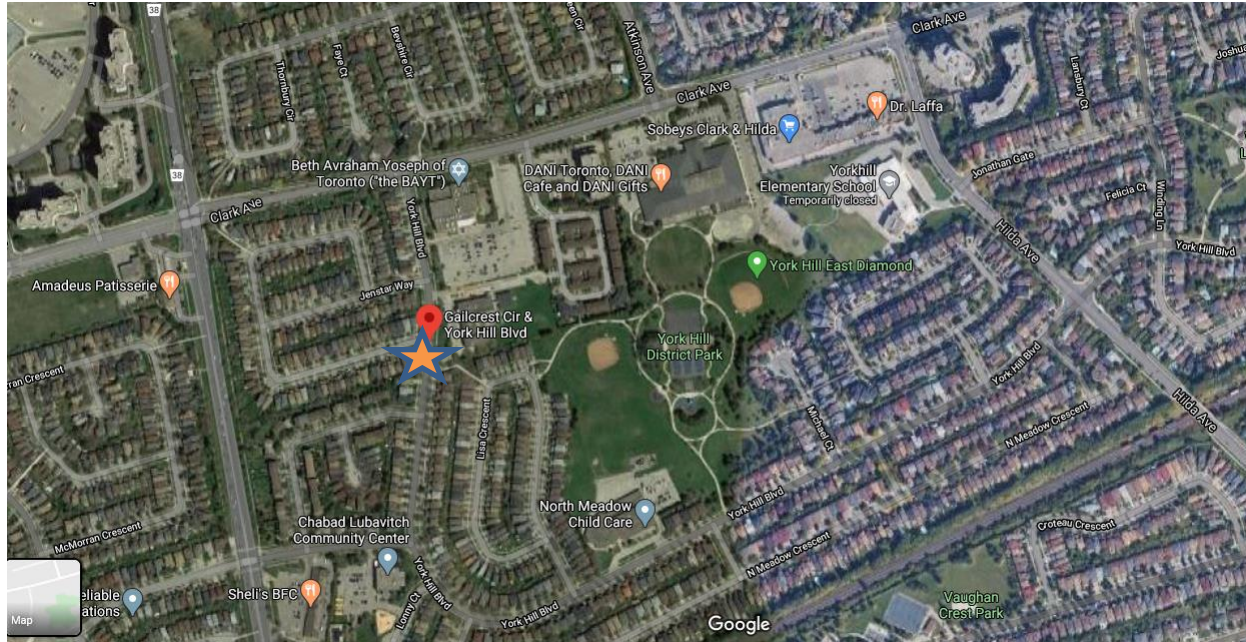
 Digitally signed by
Spensieri, Nick
Date: 2021.06.07
16:10:12 -04'00'

Nick Spensieri
Deputy City Manager Infrastructure Development

Attachment No. 1 – Location Map

York Hill Blvd, south of Gailcrest Circle

C 9 : Page 3 of 5



York Hill Blvd
minor collector roadway

- 23 m right of way
- 11 m pavement widths

Sidewalk on both sides
Connection to Park and school.

Mature trees

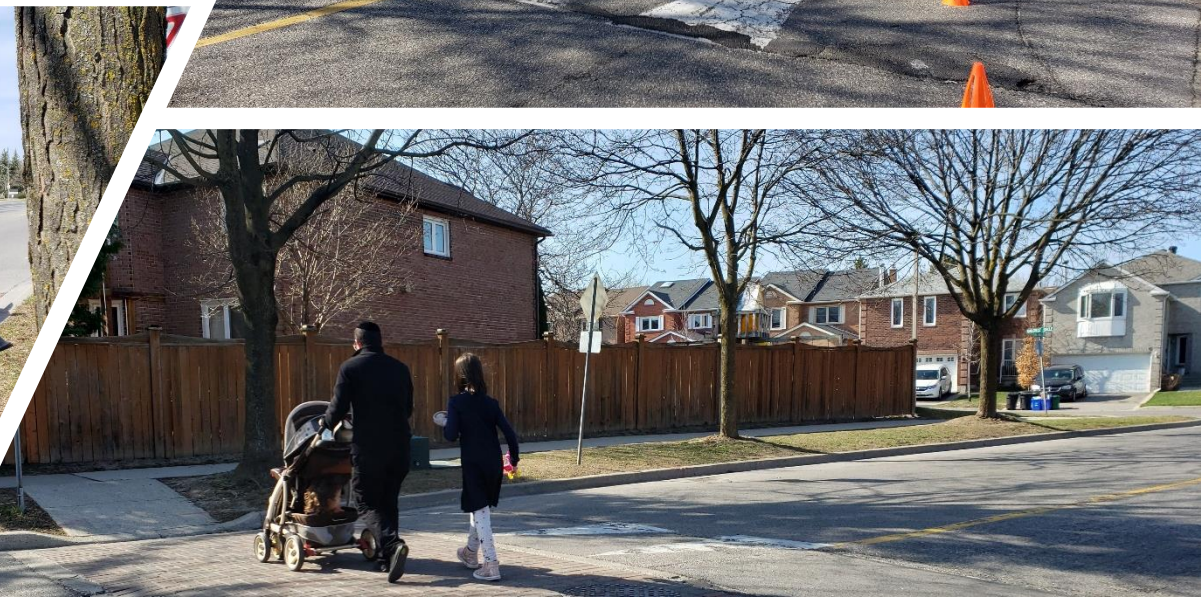
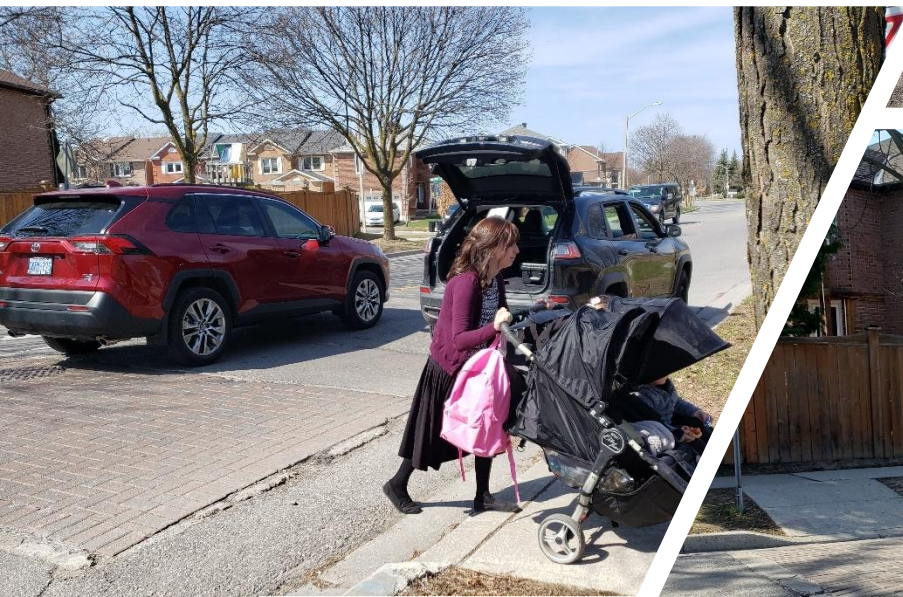
Met requirements:
pedestrian volume;
vehicle volume;
distance from traffic control

Legend



Pedestrian Crossover

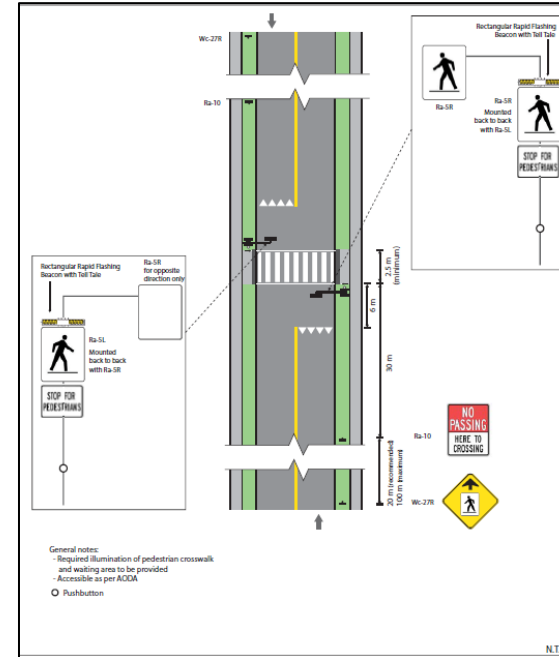




PEDESTRIAN CROSSOVER

(Level 2 Type B)

York Hill Blvd, south of Gailcrest Circle



Example: PXO at Valley Vista Blvd

From: Diana [REDACTED]
Sent: Friday, June 04, 2021 5:41 PM
To: lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: [External] Clubhouse Developments Inc. - Resolution regarding conducting peer reviews

Dear Councillor lafrate

We feel the scale and identified impacts merit peer reviews of the traffic studies(as clearly this development will impact the surrounding communities and the already strained Woodbridge Ave.), ecology study (as previous peer reviews indicate significant impacts on the ecology of the site) and the heritage impacts (as residents have not been consulted on what they deem to be important aspects of the site in any of the studies).

We purchased our property because we would be backing onto the golf course and paid a premium for our lot for that reason .Over the years the traffic on Clarence Street has increased year over year. I can't even begin to imagine what It will be like once the development takes place and the disruption begins to this neighbourhood.

Please set aside the proper funds for the above mentioned peer reviews.

Sincerely,
Diana Battaglia

Communication : C 11
Committee of the Whole (2)
June 8, 2021
Item # 13

From: [REDACTED]

Sent: Friday, June 04, 2021 7:23 PM

To: Clerks@vaughan.ca; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Council@vaughan.ca; Messere, Clement <Clement.Messere@vaughan.ca>

Subject: [External] Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 Clarence Street. Files OP .19.014,Z.19.038 and 19T-19V007

Attached please find my letter expressing my concern with the above application as it relates to the committee of the whole meeting scheduled for Jun 8, 2021 at 1pm.

I look forward to your input with positive answers.

Thanks

Joe Wahba
Principal
Ontario Land Surveyor

R-PE Surveying Ltd.

643 Chrislea Road, Suite 7, Woodbridge, Ontario, L4L 8A3

Phone: (416) 635-5000 Fax: (416) 635-5001

Phone: (905) 264-0881 Fax: (905) 264-2099

Website: r-pe.ca

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Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Dear Mr. Coles

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 Clarence Street.

Files OP .19.014,Z.19.038 and 19T-19V007

by this letter I am formally submitting some concerns to the above highlighted complete application and request that you provide a copy of this letter to the Mayor and all Vaughan Councilors as well as to the city planners.

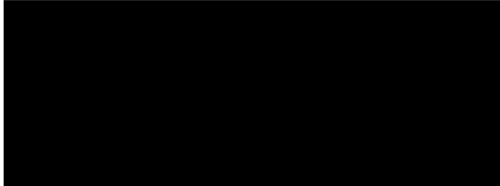
My current residence is at [REDACTED] Davidson Drive, Woodbridge. Our home currently backs unto the golf course. The rear line of our property along with the adjoining lots is backing unto mature trees that can be dated back to the 1960. Those trees at the rear line are one of the prime reasons I chose to live in this area and this lot in particular.

The current proposed plan introduces lots behind us that are designed perpendicular to our lot with a depth of 85 feet which is the current width of my property, so ultimately the proposed plan will completely block me from enjoying any green space that I am currently enjoying. Currently there is couple of mature oak and cedar trees adjacent to the rear line of my property, in addition to a weeping willow tree located at the rear line inside my property, on the side of my fence and the oak tree and cedar tree is on the side of the golf course few inches from my line (see attached pictures). Those trees are at least 60 years old. The proposed lot behind me does not address how those trees are going to be protected not to mention the abundance of mature trees that are currently existing within the proposed development. I have sent a letter asking the same question but received no answer. In looking at the tree protection plan, it recommends the removal of the three trees including the one currently on my property (not sure how legally this can be accomplished to remove a tree from my property without my permission) all that in order to build a retaining wall. I am aware this plan is currently being reviewed by city staff and ask that a special attention be paid to protect those trees and all trees touching or close to existing properties to ensure privacy is maintained as it has been all these years.

The proposed development in my opinion does not represent the character of the neighborhood in terms of lot sizes, nor that it addresses the need to create at least a buffer block between the existing lots and the proposed ones to ensure the trees and privacy are maintained.

I feel the scale and identified impacts merit peer reviews of the traffic studies (as clearly this development will impact the surrounding communities and the already strained Woodbridge Avenue) , ecology study (as previous peer reviews indicate significant impacts on the ecology of the site) and the heritage impacts (as residents have not been consulted on what they deem to be important aspects of the site in any of the studies).

The proposed infill development will add a minimum of an additional 3000 vehicles, this will further tax the already congested roadways and turn our neighborhoods into a nightmare.



Joe Wahba

Copy to Mayor and all Councilors and planners











From: Hatem Abu El-Neel [REDACTED]
Sent: Sunday, June 06, 2021 10:43 AM
To: Clerks@vaughan.ca
Cc: Haiqing Xu <Haiqing.Xu@vaughan.ca>; Jim Harnum <Jim.Harnum@vaughan.ca>; Mauro Peverini <MAURO.PEVERINI@vaughan.ca>; Clement Messere <Clement.Messere@vaughan.ca>
Subject: [External] Fw: Meeting regarding resolution to conduct peer reviews

Good day,

In relation to this subject, the report from the city mentions that;

"Staff do not object to a peer review if there is a reasonable ground that questions the quality and validity of a study or report. However, peer reviews can become very costly and time consuming"

"The studies and reports are under review by City staff and external agencies, including the Toronto and Region Conservation Authority. Staff from the relevant professional disciplines have not, to date, identified the need for a peer review of any of the studies"

As far as I understand, the response from the city staff stresses the fact they (alone with other mentioned external agencies) are capable of reviewing the studies submitted by the applicant and this consequently means that they should be responsible for any flaws in these studies.

To give an example, during my daily commute to work, my trip from my house at Kilmuir gate to the closest point at Langstaff road (which, for me, is the point at which I can say that I passed through the traffic that is directly related to the area where I live) is typically 3-6 minutes according to google maps (including the pre-covid times), in that regards I would like to address the city staff with some questions through the clerks office;

- Did you run any simulations to tell about what I should expect this trip will take after more than 1200 cars are introduced to the neighbourhood. I would like to get an approximate answer from you in order for me to set my expectations?

- In case the trip (according to google maps or other similar tools - as a reasonably accurate and an unbiased source) determines the time of this trip in the future to be 50% higher than your simulation or double what it is today right after the introduction of this large number of cars, then it is expected that my quality of life will be significantly affected due the poor judgement of the city staff. As a resident, do I have my rights protected in a way that allows me to hold the city of Vaughan accountable and liable for the mistakes done by those who reviewed the applicants' studies (especially if some or all of the main decision makers are not

on the scene anymore, such as being retired or probably assumed positions in other careers or even countries). Where would the liability be at that point??!

Please advise clear answers to the above questions.

Thanks,

Hatem ABOU EL NILE
■ Kilmuir Gate, Vaughan

----- Forwarded Message -----

From: Development Planning CSR Mailbox <developmentplanning.csr@vaughan.ca>

To: DevelopmentPlanning@vaughan.ca <developmentplanning@vaughan.ca>

Sent: Monday, May 31, 2021, 09:41:17 a.m. EDT

Subject: Meeting regarding resolution to conduct peer reviews

Hello,

Vaughan Council on July 15, 2020 adopted the following resolution related to development applications for the lands occupied by the Board of Trade Golf Course:

“That Council direct funds be set aside from the appropriate reserve to conduct peer reviews that staff identify as necessary, in consultation with the Community Working Group, and as approved by Council.”

This resolution regarding conducting a peer review of studies/reports submitted in support of the applications will be considered at a virtual Committee of the Whole Meeting on:

Tuesday, June 8, 2021

At 1:00 P.M.

As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time. A live stream of the meeting is available at [Vaughan.ca/LiveCouncil](https://vaughan.ca/LiveCouncil)

To make an electronic deputation at the meeting please contact the Office at the City Clerk at clerks@vaughan.ca or 905-832-8504.

This courtesy meeting notice is being provided because you had asked to receive a copy of any notices for future meetings dealing with these applications. If you have any questions, please contact Clement Messere, by email at clement.messere@vaughan.ca or at 905-832-8585, Ext 8409. A copy of the staff report will be available by the end of June 1, 2021 on the City's website at www.vaughan.ca.

PUBLIC CONSULTATION DURING OFFICE CLOSURE: Any person who is unable to attend the meeting, may make a written submission, together with reasons for support or opposition. Written submissions on an Application shall only be received until 12:00 p.m. on the last business day prior to the day of the scheduled meeting. Written submissions can be mailed and/or emailed to:

City of Vaughan

Office of the City Clerk

2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1

clerks@vaughan.ca

Regards,

City of Vaughan | Development Planning Department

2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1

| www.vaughan.ca



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From: Caroline V [REDACTED]
Sent: Sunday, June 06, 2021 8:00 PM
To: Clerks@vaughan.ca
Subject: [External] June 8 2021_Committee of the Whole_Item#13 Clubhouse Development Inc_Resolution Regarding Peer Reviews

Dear City Councillors, and Mayor:

I am writing regarding the proposed development application at 20 Lloyd Street and the resolution before City Council regarding conducting peer reviews. I have been a long-time resident of Woodbridge. My family home is on Gamble street and is directly impacted by the proposed development applications.

On July 15, 2020, Vaughan Council adopted the following resolution related to development applications for the lands occupied by the Board of Trade Golf Course:

"That Council direct funds be set aside from the appropriate reserve to conduct peer reviews that staff identify as necessary, in consultation with the Community Working Group, and as approved by Council."

I urge City Council to set aside funds to conduct peer reviews, and that Council consult with the Community Working Group. The proposed development application seeks to uproot a distinctive landscape that has existed for decades. Given the highly disruptive nature of the proposed development plan, peer reviews ought to be completed to thoroughly study impacts on our ecosystem, traffic, and Woodbridge heritage. Without peer reviews, the concerns of affected residents regarding the many impacts on the Woodbridge community will not likely be adequately addressed or studied.

Traffic along Islington Avenue, for example, is already highly congested at rush hours throughout the week. Slowly moving line-ups of cars regularly form along Islington between Davidson Drive and Rutherford Road. I am greatly concerned that the proposed development plan for this area will exacerbate the heavy traffic congestion in the area. A development plan that increases inconvenience and delay for vehicle traffic in the area is not in the interests of residents or any visitors to the Woodbridge area.

Wildlife is abundant in the area. The abundance of animals, forest, and picturesque sites along the Humber River valley make Woodbridge a unique community within the City of Vaughan. However, the proposed development plan threatens the current balance between wildlife and urban life in the area. I

have observed a range of species on the BOT golf course lands, in surrounding forested areas, and in the nearby Humber River, including: beaver, muskrats, turkeys, coyotes, deer, rabbits, fox, racoons, hawks, bats, and herons. Disruption to the existing ecosystem will impact habitats, and travel routes of these various animals in the area. City Council should seek to protect, and support the delicate balance between wildlife and our community. I believe that peer review regarding ecological impacts is critical in regards to the development application.

I ask that City Council please set aside funds for peer reviews, and consult with the Community Working Group regarding the peer reviews. The golf course lands, surrounding forest and green space are a unique and special area of Woodbridge. Accordingly, it deserves a high-level of attention, study, and understanding before any decisions to permanently alter and disrupt that area are made.

Thank you.

Sincerely,
Caroline Vecchiarelli
B.A., J.D.

Mary and Ferdinando Torrieri
[REDACTED] Kilmuir Gate
Woodbridge, Ontario L4L 3L9

Communication : C 14
Committee of the Whole (2)
June 8, 2021
Item # 13

June 6, 2021

Todd Coles
City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Re: Clubhouse Developments Inc., 20 Lloyd Street (Board of Trade Golf Course), 241 Wycliffe Avenue, 737 and 757 Clarence Street

Files OP.19.014, Z.19.038 AND 19T-19V007

Dear Mr. Coles,

We have been residing in our current home for almost thirty-six years. The above-mentioned project was initially started in 2018. Since that time there have been many Council meetings on this matter and from these meeting, we can draw the following conclusions:

1. The residents of Vaughan (and especially those in the surrounding neighbourhood) oppose the development.
2. We believe members of the Vaughan council advisory staff (Legal and Development branches) have misled the public. You will recall the question of applying an interim control bylaw, which Vaughan's legal department opined was illegal, contrary to the decision of the Supreme Court of Canada.

The numerous Council meetings detailed the inadequacy of the reports as filed by the developer. As a refresher, their short comings are as follows:

- The traffic studies were not comprehensive, and they omitted pertinent intersections in the neighbourhood and did not fairly represent the increased traffic volumes of single occupant vehicles at peak traffic hours.
- Adopting the use of public transit as a means of alleviating traffic congestion is not a viable alternative given the historical preferred mode of transportation (automobile) and the lack of direct access to the regional roads from the proposed development.
- The designated greenspace buffer between the existing residential and new development is an inadequate means of protecting the existing natural fauna and wild life. Furthermore, the designated greenspace buffer should be designated as lands given right of way to the City of Vaughan. Otherwise said land would be subject to change by the new future property owners.
- There have not been any studies done on the historical nature of these lands, given that Vaughan is situated in the territory and Treaty 13 lands of the Mississaugas of the Credit

First Nation. These lands were home to the Huron-Wendat and the Haudenosaunee. Once this land is bulldozed by the developer all historical evidence of these First Nations will be forever extinguished.

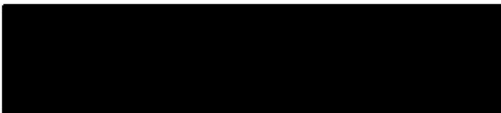
At the Council meeting of July 20, 2020, a resolution was adopted as follows:

Council is to direct funds to be set aside from the appropriate reserve to conduct peer reviews which staff identify as necessary, in consultation with Community Working Group, and as approved by Council.

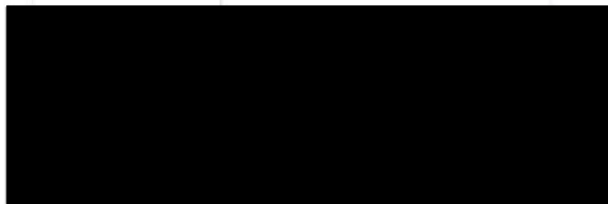
To date, this resolution has not been complied with. The Community Working Group has not been consulted. Furthermore, this demonstrates the lack of action by Council and the planning staff on this matter because this proposed project is the largest single infill development in the history of Vaughan.

We urge the Council to fulfil the motion that it previously passed and engage with the Community Working Group to address all the issues that are quite self-evident. Please set aside the proper funds for peer reviews of the traffic studies (as this development will significantly impact the surrounding communities and the already-strained Woodbridge Avenue), ecology study (as previous peer reviews indicate significant impacts on the ecology of the site) and the heritage impacts (as residents have not been consulted on what they deem to be important aspects of the site in any of the studies).

Sincerely,



Mary Torrieri



Ferdinando Torrieri

cc: Mayor Bevilacqua and all Councillors and Planners

From: Olga Nikulenko [REDACTED]
Sent: Sunday, June 06, 2021 10:04 PM
To: Clerks@vaughan.ca; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; Alan Shefman <Alan.Shefman@vaughan.ca>; Council@vaughan.ca; Clement Messere <Clement.Messere@vaughan.ca>
Subject: [External] Files:OP.19014, Z.19.038 and 19-T19V007 Board of Trade Golf Course

Dear Sir/Madame,

This is further to the board off Trade Development application . As a resident of Woodbridge and the city of Vaughan we are urging you to set aside the proper funds for the following peer reviews:

- 1.peer reviews of the traffic studies (as clearly this development will impact the surrounding communities and the already strained Woodbridge Avenue and Clarence St.)
2. ecology study (as previous peer reviews indicate significant impacts on the ecology of the site)
3. the heritage impacts (as residents have not been consulted on what they deem to be important aspects of the site in any of the studies).

Sincerely relying on your understanding help and support,
Olga and Sergey Nikulenko

--

Mrs.Olga Nikulenko



Communication : C 16
Committee of the Whole (2)
June 8, 2021
Item # 13

-----Original Message-----

From: Lisa Mannella <[REDACTED]>

Sent: Sunday, June 06, 2021 11:15 PM

To: Clerks@vaughan.ca; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Alan Shefman <Alan.Shefman@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>

Subject: [External] Peer Review Resolution for Clubhouse Developments Inc.

June 6, 2021

Honourable Mayor and Members of the City of Vaughan Council

I reside at [REDACTED] Waymar Heights Blvd. I have continuously voiced my concern and opposition regarding the development of the Board of Trade Golf Course OP.19.014, Z.19.038 and 19T-19V007. Today I am writing in response to the necessity of conducting peer reviews to the proposal put forth by Clubhouse Developments Inc. I believe that peer reviews of the studies and reports submitted by the applicant are an absolute necessity and that Vaughan Council should vote in favour of directing funds be set aside to conduct peer reviews.

Traffic Reports submitted by the developer deem traffic to be a non-issue. However, if you have ever driven north on Islington any time after 3:30 in the afternoon it is evident that that is simply not true. Any resident of Woodbridge or Kleinburg will be able to tell you this if a simple survey were to be conducted. As a matter of fact many residents did state their concerns regarding traffic in deputations and letters submitted to Council back in March of 2020. I also believe that the applicant's traffic report would be underestimated as it did not take into consideration the traffic that will be generated from other approved or proposed developments in the immediate area surrounding the Board of Trade Development. The proposed and approved developments along Islington Avenue between Davidson Drive and Gamble Street alone will introduce 400 new cars.

OP.19.011, Z.19.033 (8307 & 8311 Islington Avenue and 4,6,10,12 Hartman with 98 parking spaces OP.20.004, Z.20.011 (8337, 8341, 8345, 8353 & 8359 Islington Avenue with 157 parking spaces OP.21.002, Z.21.003 (8265 & 8277 Islington Avenue) with 150 parking spaces

From personal experience, in the morning at 8am turning from Gamble Street onto Islington Avenue is quite challenging. With school buses and parents driving their children to Pine Grove School and St Margaret Mary School there is a lot of congestion. If there will be existing residents from Waymar Heights Blvd and Gamble Street, parents and buses bringing their children to school, along with residents from the new condo buildings as well as the residents from the proposed South Neighbourhood from the Board of Trade exiting onto the proposed Gamble street opening then the corner of Gamble Street and Islington will be bumper to bumper traffic and complete gridlock. Morning traffic will be impossible, a very slow exit to simply get onto Islington Avenue and a very dangerous situation for children going to school. It currently takes 3 to 4 minutes to make a left hand turn out of Gamble Street onto Islington Avenue in the morning. With the new proposed street to exit onto Gamble, if there was a lineup of 5 cars or school buses from the Pine Grove Public School it would be 15 minutes to simply leave our homes. I can only imagine how long it will take with an extra 500 new cars using the same streets (adding the cars from the 116 units in the proposed South Neighbourhood).

All of these one lane streets immediately surrounding the proposed development; Islington Avenue, Willis Street, Woodbridge Avenue, Clarence Street, Kipling Avenue and Wycliffe Avenue cannot sustain the amount of new

cars. Also, the new condos that will be built on Woodbridge Avenue, Kipling Avenue and Highway 7 for example OP.18.008,

Z.18.013 (5217 & 5225 Hwy #7 and 26 and 32 Hawman) with 186 parking spaces will also add to the congestion and the number of vehicles on the road. It is up to the City of Vaughan to do their own studies in order to make sound decisions in what will be best for our community and its existing residents. It is also important to consider whether the traffic studies conducted were a fair representation of the true amount of cars that travel in the area if traffic studies conducted were done during the stay at home order and in the summer months when there were no school buses or cars commuting to school or work. In order to have an unbiased opinion and a proper representation of the studies and reports it is important that proper allocation of funds for peer review be approved by the City of Vaughan and the Members of Council.

Proper ecology studies are also very important as there will be many environmental effects in developing the proposed lands. The many mature trees, wildlife as well as the Humber River encompass this beautiful parcel of land and it is worth doing every bit to ensure that it is not destroyed. Just by living in the area I am able to see many animals that live on the lands. I have seen large turtles, rare woodpeckers, deer and many beautiful birds in the area. The 100 year old trees add beauty and life to our city and these lands are precious and I and the residents of this area are asking you to please ensure that every bit is done to protect it and do justice to what is done to it. These lands are part of Vaughan's heritage, add character to our beautiful city and bring joy to all the existing residents. I do not know the specifics of ecology reports or heritage reports but I am asking the Members of Council to please listen to your residents and to please deem this parcel of land of high importance and to ensure to mitigate the negative effects of its development. Again, I ask that Council direct the appropriate funds and approve the necessary peer reviews.

Thank you
Lisa Mannella

From: FRANCA STIRPE [REDACTED]
Sent: Monday, June 07, 2021 11:01 AM
To: Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; Alan Shefman <Alan.Shefman@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: Fw: [External] Clubhouse Developments Inc. - Files OP.19.014, Z.19.038 and 19T-19V007. Committee of the Whole virtual meeting June 8th, 2021 at 1:00 p.m.

(name inadvertently omitted in previous email).

----- Forwarded Message -----

From: FRANCA STIRPE [REDACTED]
To: clerks@vaughan.ca <clerks@vaughan.ca>
Cc: maurizio.bevilacqua@vaughan.ca <maurizio.bevilacqua@vaughan.ca>; mario.ferri@vaughan.ca <mario.ferri@vaughan.ca>; gino.rosati@vaughan.ca <gino.rosati@vaughan.ca>; linda.jackson@vaughan.ca <linda.jackson@vaughan.ca>; marilyn.iafrate@vaughan.ca <marilyn.iafrate@vaughan.ca>; tony.carella@vaughan.ca <tony.carella@vaughan.ca>; rosanna.defrancesca@vaughan.ca <rosanna.defrancesca@vaughan.ca>; sandra.racco@vaughan.ca <sandra.racco@vaughan.ca>; alan.shefman@vaughan.ca <alan.shefman@vaughan.ca>
Sent: Monday, June 7, 2021, 10:53:26 AM EDT
Subject: RE: [External] Clubhouse Developments Inc. - Files OP.19.014, Z.19.038 and 19T-19V007. Committee of the Whole virtual meeting June 8th, 2021 at 1:00 p.m.

Dear Mayor and members of the Committee.

At the above-mentioned meeting on Tuesday, June 8th/21, the community expects you, our elected officials, to put the interest and well-being of the residents and citizens of Vaughan first and foremost, and vote in favour of the resolution put forth at the meeting of July 15th, 2020, as follows:

"That Council direct funds be set aside from the appropriate reserve to conduct peer reviews that staff identify as necessary, in consultation with the Community Working Group, and as approved by Council"

It was very disappointing to learn that the staff report does not support it because; it will take too much time? - What is the rush?
it may be too costly? - We have witnessed numerous less important issues receive full funding, without hesitation.

It is visibly and intellectually obvious that a development of this nature and magnitude requires careful thought and consideration, with all necessary studies conducted, and full community involvement. This development will affect not only affect the immediate area, but the surrounding areas as well.

On June 8th, please vote in favour of your residents!

Franca Stirpe
[REDACTED] Wycliffe Avenue
Woodbridge, Ontario
L4L 8T4

**Communication : C 18
Committee of the Whole (2)
June 8, 2021
Item # 13**

From: Peter Costantino [REDACTED]
Sent: Monday, June 07, 2021 11:31 AM
To: Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; Alan Shefman <Alan.Shefman@vaughan.ca>
Cc: Clerks@vaughan.ca
Subject: Fw: [External] Clubhouse Developments Inc. - Files OP.19.014, Z.19.038 and 19T-19V007. Committee of the Whole virtual meeting June 8th, 2021 at 1:00 p.m.

Dear Mayor and Members of the Committee.

For the meeting on Tuesday, June 8th/21, the community expects you, our elected officials, to put the interest and well-being of the residents and citizens of Vaughan first and foremost, and vote in favour of the resolution put forth at the meeting of July 15th, 2020, as follows:

"That Council direct funds be set aside from the appropriate reserve to conduct peer reviews that staff identify as necessary, in consultation with the Community Working Group, and as approved by Council"

It was very disappointing to learn that the staff report does not support it because; it will take too much time? - In this important matter, it is necessary to be thorough and do the due diligence required to ensure that proper reviews and process are followed.

It may be too costly? - There have been many numerous, less important issues that receive full funding, without hesitation. In fact, in certain projects, cost is not a factor when ensuring that proper due diligence and review are done.

It is obvious that a development of this nature and magnitude requires careful thought and consideration, with all necessary studies conducted, and full community involvement. This development will affect not only affect the immediate area, but the surrounding areas as well. It will impact many of the voters that will have a say at the next election.

On June 8th, please vote in favour of your residents/taxpayers.

Peter and Ann Costantino
[REDACTED] Wycliffe Avenue
Woodbridge, Ontario
L4L 8T4

----- Forwarded Message -----

From: Keep Vaughan Green <change@e.change.org>

To: peter costantino [REDACTED]

Sent: Friday, June 4, 2021, 09:53:54 a.m. EDT

Subject: IMPORTANT UPDATE REGARDING THE BOT - WE NEED YOUR HELP!

u

u
Keep Vaughan Green shared an update on ***Say NO to the Development of The Country Club Golf Course (Board of Trade)*** Check it out and leave a comment:

u
PETITION UPDATE

IMPORTANT UPDATE REGARDING THE BOT - WE NEED YOUR HELP!

On Tuesday, June 8, 2021 @ 1:00 pm a virtual Committee of the Whole Meeting will discuss and move forward on a resolution that was adopted on July 15th 2020 as follows:
"That Council direct funds be set aside from the appropriate reserve to conduct peer reviews that staff identify as necessary, in consultation with the Community Working Group, and as approved by Council"

It took more than 7...

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[Read full update](#)

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1

2

3

4

5

Not Useful Useful

"

u You signed Keep Vaughan Green's petition, "[Say NO to the Development of The Country Club Golf Course \(Board of Trade\)](#)", on Mar. 6, 2018

u The person (or organization) who started this petition is not affiliated with Change.org. Change.org did not create this petition and is not responsible for the petition content. [Click here](#) to stop receiving updates about this petition.

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**WESTON
CONSULTING**

planning + urban design

**Communication : C 19
Committee of the Whole (2)
June 8, 2021
Item # 8**

Office of the City Clerk
City of Vaughan
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

June 4, 2021
File 7310

Attn: City Clerk

**RE: City-Wide Comprehensive Zoning By-law Review – Public Comments Response Matrix
Committee of the Whole (Public Meeting)
39 Centre Street, Vaughan
City File No. Z.17.021 and DA.17.046**

Weston Consulting is the planning consultant for Peter Edrey, the registered owner of the lands located at 39 Centre Street in the City of Vaughan (herein referred to as the “subject lands”). We have reviewed the Public Comments Response Matrix (“PCRM”) together with the final Draft of the Comprehensive Zoning By-Law (“CZBL”) and Staff Report prepared by Planning Staff that is to be presented to the Committee of the Whole on June 8, 2021 with a recommendation for enactment in September 2021. This letter is intended as a response to these documents and a follow-up to our previously submitted letter dated October 28, 2020.

Further to our previous letter, City of Vaughan Committee of the Whole approved Zoning By-Law Amendment (“ZBA”) application Z.17.021 and Site Development application DA.17.046 on June 16, 2020 to rezone the subject lands from “*R1V Old Village Residential Zone – Exception 9(662)*” to “*C1 Restricted Commercial Zone*”, and permit the development of a business/professional office in the existing heritage dwelling with site-specific exceptions.

On January 26, 2021, the final ZBA was enacted by City Council (See By-Law 003-2021 attached). No appeals were received within the appeal period and the ZBA came into effect as of January 26, 2021. The ZBA outlined a number of site-specific exceptions related to parking and driveway dimensions, setbacks, and landscaping. As well, the ZBA replaced portions of Exception 9 (662) under Zoning By-Law 1-88.

Based on our review of the final draft of the CZBL, the subject lands are proposed to be zoned “*R1E First Density Residential, Exception 403*” per Map 60. Our review of the CZBL indicates that the site-specific exceptions on the subject lands, as enacted by By-Law 003-2021, have not yet been captured in Exception 403. Furthermore, our review of Figure E-741D indicates that the figure is outdated and does not reflect the approved version of the development.

We request that the final draft of the CZBL be revised to appropriately reflect and capture the site-specific zoning exceptions and associated schedules as approved by By-Law 003-2021. We believe this to be the simplest, most opportune and appropriate method for consolidating the site-specific by-law into the CZBL.

Our previous letter also expressed support for the proposed transition provisions in Section 1.6.3 for in-process planning applications that would be applicable to the subject lands. We note that through the PCRM, Planning Staff have reviewed and acknowledged our expression of support for this provision.

We reserve the right to provide further comments as part of the ongoing City-wide Comprehensive Zoning By-law Review process as it relates to this matter, and request that this correspondence be added to the public record for the Committee of the Whole meeting on June 8, 2021. We intend to continue to monitor the City-wide Comprehensive Zoning By-law Review process on behalf of our client and we request to be notified of any future reports and/or meetings, and decisions regarding this matter.

Thank you for the opportunity to provide these comments. Please contact the undersigned at extension 245 or Steven Pham at extension 312 should you have any questions regarding this submission.

Yours truly,

Weston Consulting

Per:



Sandra K. Patano BES, MES, MCIP, RPP
Vice President

- c. Nick Spensieri, Deputy City Manager, Infrastructure Development
- Brandon Correia, Manager of Special Projects
- Peter Edrey, Client
- Ryan Guetter, Weston Consulting

Peter Edrey

THE CORPORATION OF THE CITY OF VAUGHAN

IN THE MATTER OF Section 34,
Subsections (18) and (19) of
the Planning Act, R.S.O. 1990, c.P.13

I, **TODD COLES**, of the Township of King City, make oath and say:

1. **THAT** I am the City Clerk of the Corporation of the City of Vaughan and as such, have knowledge of the matters hereinafter deposed to.
2. **THAT** By-law Number 003-2021 was passed by the Council of the Corporation of the City of Vaughan on the 26th day of January, 2021, and written notice was given on the 9th of February, 2021 in the manner and form and to the persons prescribed in Regulation 199/96.
3. **THAT** no notice of appeal setting out an objection to By-law 003-2021 was filed with me within twenty (20) days from the date of written notice of the passing of the by-law.
4. **THAT** By-law Number 003-2021 is deemed to have come into effect on the 26th of January, 2021.

SWORN BEFORE ME in the City
of Vaughan, in the Regional
Municipality of York, this
2nd day of March, 2021

)
)
)
)
)



TODD COLES



A Commissioner, etc.

Isabel Leung
Deputy City Clerk, City of Vaughan
A Commissioner, etc.

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 003-2021

A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 213-2005.

WHEREAS the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

AND WHEREAS there has been an amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
 - a) Deleting Subclause i) i) a) from Exception 9(662) in its entirety and replacing it with the word "Deleted".
 - b) Deleting Subclause i) ii) from Exception 9(662) and replacing it with the following:
 - i) ii) "Notwithstanding the provisions of Section 3.8, Schedule "A", the following provisions shall apply to the lands shown Part 1 of Schedule "E-741B" and shall be developed in accordance to Schedule "E-741D":
 - ai) the minimum required parking on site shall be 6 parking spaces. The maximum number of cars on site at any one time shall be 6;
 - a ii) minimum parking space size shall be 2.6 m by 5.8 m (3 parking spots P1, P2 and P3), 2.4 m by 4.8 m (1 compact car spot P4), 2.4m by 6 m (1 car spot P5) and accessible parking space (AODA - P6), as shown on "E-741D";
 - a iii) minimum parking aisle width shall be 4.8 m;

- aiv) maximum driveway width of 6 m;
 - av) minimum lot depth shall be 27.9 m;
 - avi) minimum front yard setback (Centre Street) shall be:
 - 3.8 m to the structure
 - 2.5 m to the porch
 - 1.6 m to the stairs
 - avii) minimum rear yard setback shall be 7.1 m
 - aviii) minimum exterior yard setback shall be 7.4 m
 - aix) minimum setback from a 'R' Zone to any building structure shall be:
 - 2.4 m to the main structure and 1 m to the stairs and open deck (east);
 - 7.1 m (south);
 - ax) minimum landscape strip where a Commercial Zone abuts a residential zone shall be 0 m (east) and 0.46 m (south);
 - axi) minimum landscape strip abutting a street shall be 0.4m along Elizabeth Street and 1.6 m along Centre Street;
- c) Deleting Subclause i) iii) from Exception 9(662) and replacing it with the following:
- i) iii) "The lands identified as Subject Lands on "E-741D" shall be rezoned to C1 Restricted Commercial Zone. Notwithstanding the provisions of Section 5.2 respecting the C1 Restricted Commercial Zone, only a Business or Professional Office in the existing building to a maximum gross floor area of 242 m² (excluding the basement) is permitted on the Subject Lands and defined as follows:

Means the use of a building or part of a building in which one or more persons are employed in the administration, direction or management of a business, agency, brokerage or organization, or by professionally qualified persons and their support staff, and shall include but not be limited to an office of a regulated health professional, lawyer, dentist, architect, engineer, stock broker, accountant, real estate or insurance

agency, veterinarian or a similar professional person's office but shall not include a veterinary clinic."

- d) Deleting Schedule "E-741D" in Exception 9(662) and replacing therefor with Schedule "E-741D", attached hereto, as Schedule "1".
- e) Deleting Key Map 1A and substituting therefor the Key Map 1A attached hereto as Schedule "2".

2. Schedules "1" and "2" shall be and hereby form part of this By-law.

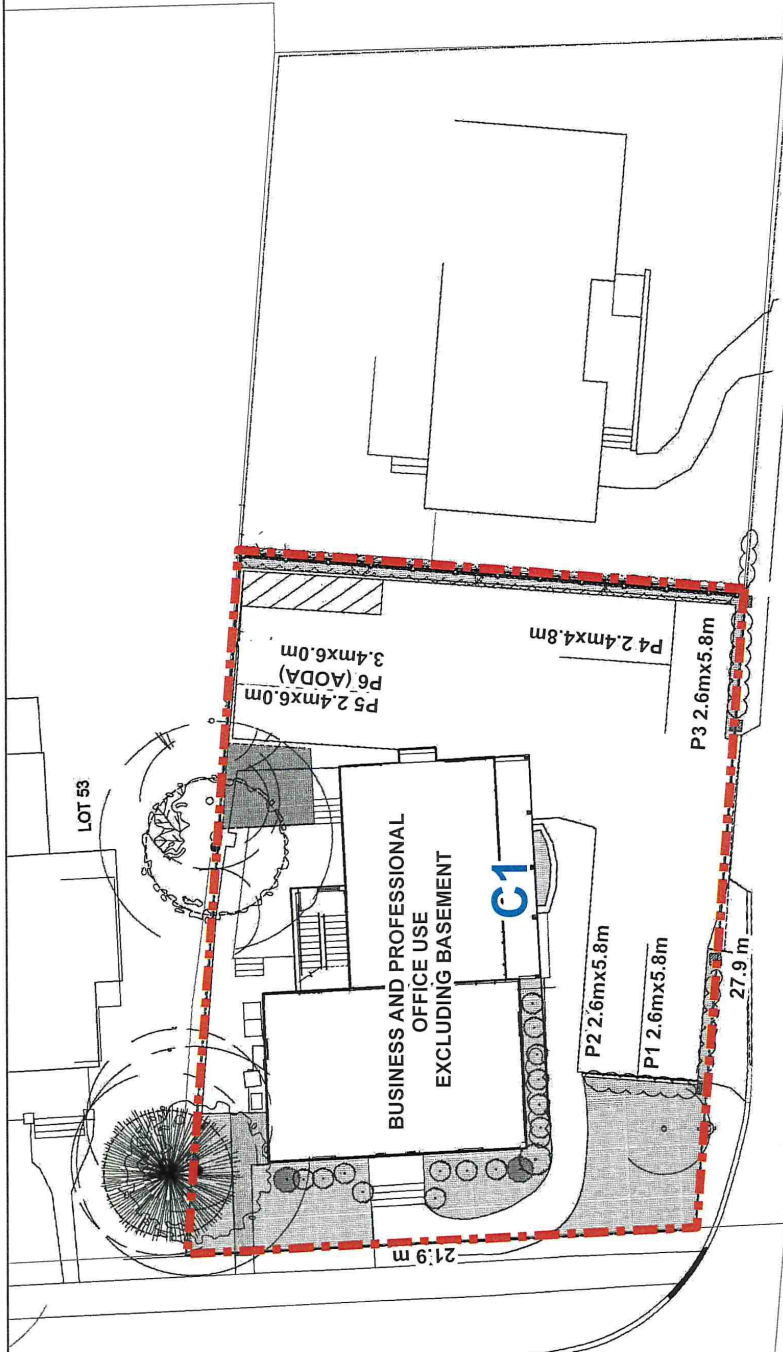
Enacted by City of Vaughan Council this 26th day of January, 2021.



Hon. Maurizio Bevilacqua, Mayor



Todd Coles, City Clerk



Subject Lands

ELIZABETH STREET

CENTRE STREET

This is Schedule 'E-741D'
To By-Law 1-88
Section 9(662)

This is Schedule '1'
To By-Law 003-2021
Passed the 26th Day of January, 2021

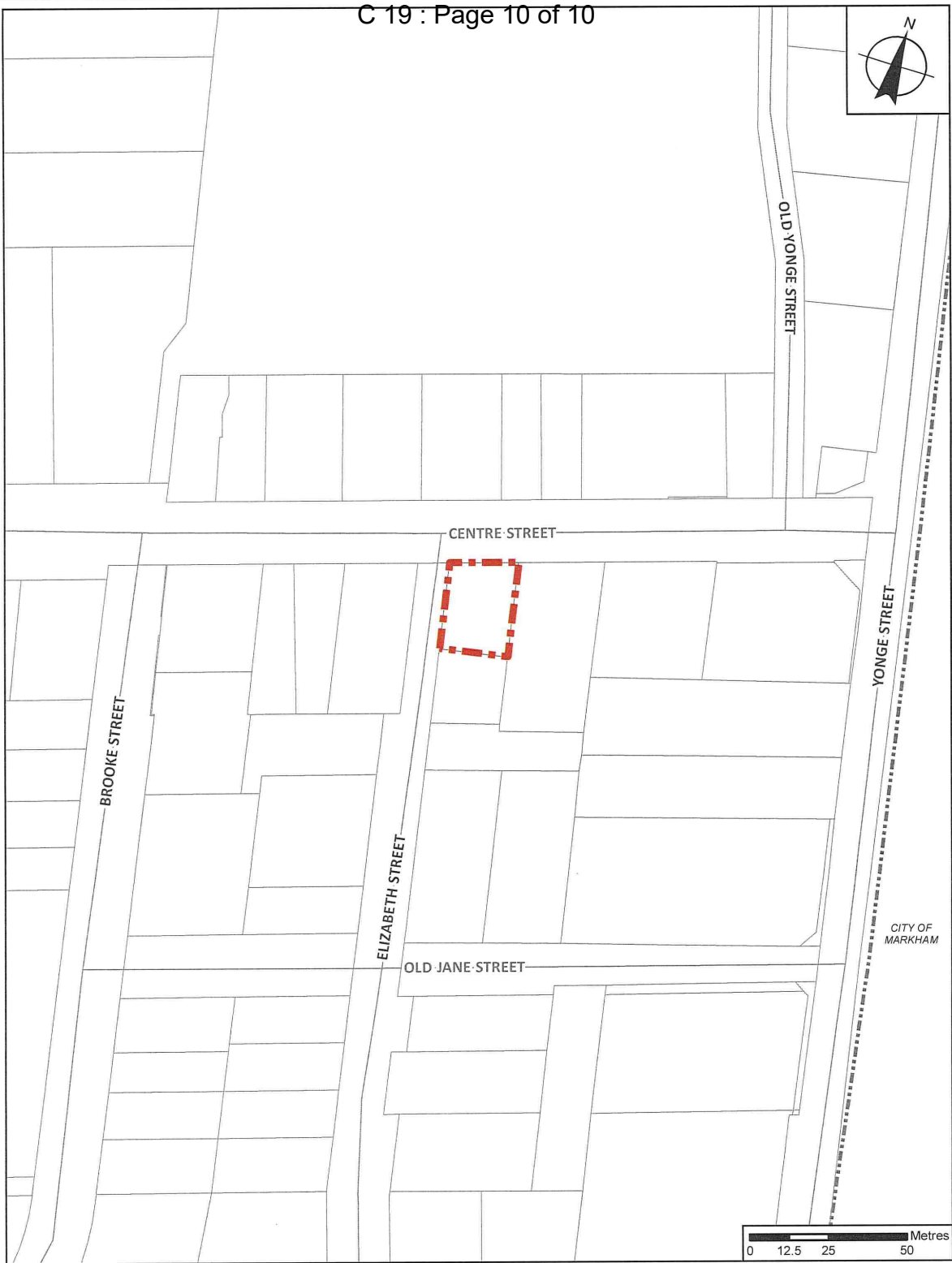
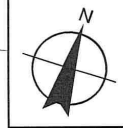
Signing Officers
[Signature]
Mayor
[Signature]
Clerk

File: Z.17.021
Related File: DA.17.046
Location: Part of Lot 30, Concession 1
Applicant: Peter Edrey
City of Vaughan

SUMMARY TO BY-LAW 003-2021

The lands subject to this By-law are located on the southeast corner of Centre Street and Elizabeth Street, municipally known as 39 Centre Street, City of Vaughan.

The purpose of this by-law is rezone the subject lands from "R1V Old Village Residential Zone", subject to site-specific Exception 9(662) to "C1 Restricted Commercial Zone", to permit a business or professional office in the existing heritage dwelling (Josiah Purkis House) to a maximum of 242 m² (not including the basement) together with site-specific exceptions to setbacks, minimum number of parking spaces required, maximum number of parking on site, size of parking spaces, aisle width, lot depth, setback to a residential zone and landscape strip.



0 12.5 25 50 Metres

Location Map To By-Law 003-2021

File: Z.17.021

Related File: DA.17.046

Location: Part of Lot 30, Concession 1

Applicant: Peter Edrey

City of Vaughan



Subject Lands

Communication : C20
Committee of the Whole (2)
June 8, 2021
Item # 8



**DESIGN
PLAN
SERVICES**
TOWN
PLANNING
CONSULTANTS

Brandon Correia, BES PMP
Manager, Special Projects
City of Vaughan
Office of the Deputy City Manager
Planning and Growth Management Portfolio
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

By e-mail: brandon.correia@vaughan.ca

Friday, June 4th, 2021

DPS File: 1984

RE: Vaughan City-Wide Comprehensive Zoning By-Law Review
10150 Keele Street and 9920 Keele Street
Comments on Final Draft Zoning By-law

We are writing this letter on behalf of the owners of the above noted properties in the City of Vaughan. This letter constitutes our formal submission to the City on the comprehensive zoning by-law review, and comments on the final draft zoning by-law released through the City's website and specifically located at <http://www.zonevaughan.ca/> as found on June 4th, 2021.

The lot noted as 10150 Keele Street in the subject line above is located within the block between Keele Street and McQuarrie Lane, North of Killian Road and south of the Maple Library and Community Centre. More specifically, the subject lot at 10150 Keele Street is the most northern lot within the block, just south of the Maple Library and Community Centre. The subject lot at 10150 Keele Street currently does not contain any structures or buildings.

The lot noted as 9920 Keele Street in the subject line above is located south of Church Street and west of Keele Street. More specifically, 9920 Keele Street is located on Keele Street, in between Church Street and Naylon Street.

Regarding 10150 Keele Street and 9920 Keele Street, we note that the subject lots, and some of the immediately abutting land, are designated as "Low-Rise Mixed-Use H3 D1.25" (Maximum Height of 3 Storeys and Maximum Floor Space Index of 1.25 times the area of the site) as shown on Schedule 13 of the Vaughan Official Plan. The "Low-Rise Mixed-Use" designation allows for an integrated mix of residential, community and small scale retail uses intended to serve the local population. This designation also permits residential units in townhouses,

Page 1

stacked townhouses, low-rise buildings (detached houses and semi-detached houses), and public and private institutional buildings, among the other permitted uses.

As per a phone conversation with the undersigned and City Planning Staff, Staff have noted that the methodology used for applying the proposed site-specific exception zones consisted of bringing forward existing site-specific exception zones from the current Zoning By-law 1-88 into the new draft by-law. Through consultation, City Planning Staff have agreed that exception zone 412 which is proposed to be applied to 10150 Keele Street is outdated and as such, Staff had verbally agreed to removing exception zone 412 from 10150 Keele Street. As per the Official Plan designation of "Low Rise Mixed-Use" applicable to 10150 Keele Street, the "Low-Rise Mixed-Use" designation allows for an integrated mix of residential, community and small scale retail uses intended to serve the local population. Removing exception zone 412 entirely from the final draft by-law would bring the proposed new zoning by-law more into conformity with the current Official Plan. In addition, we are aware that 9929 Keele St., 9983 Keele St., 9994 Keele St., 10048 Keele St., 10059 Keele St., 10211 Keele St., 10037 Keele St., and more have had high turnover of tenants for well over 30 years. Today there is quite a lot of empty space that still exists within these and surrounding commercial buildings. It is our opinion, based on the history provided by the owner, that additional office space is not needed as there is plenty of empty space available in the immediate area. Additional residential space is needed as there is a lack of supply, and this land is designated to permit a wide variety of land uses. Furthermore, 10037 Keele Street and 10150 Keele Street are both zoned "C1" as per Zoning By-law 1-88. However, 10037 Keele Street is proposed to be zoned "MMS" with no exception while 10150 Keele Street is proposed to be zoned "MMS" exception zone 412.

In regards to 9920 Keele Street, it is our professional opinion that exception zone 534 which is proposed to be applied to 9920 Keele Street is also outdated. As per the Official Plan designation of "Low Rise Mixed-Use" applicable to 9920 Keele Street, the "Low-Rise Mixed-Use" designation allows for an integrated mix of residential, community and small scale retail uses intended to serve the local population. The current exception zone applicable to 9920 Keele Street is very restrictive, as the only permitted uses are a daycare, office and residential. Furthermore, the exception zone restricts development on the subject property to a very specific building envelope. As per Figure E-925 of exception zone 534, the exception zone appears to be related to a previously approved Site Plan associated with the adjacent townhouse development to the south. The subject property is now a private property separate from the adjacent townhouse development to the south and is sufficient in size to accommodate a larger building envelope than what the proposed by-law permits. Through consultation, Staff have agreed to take a closer look at exception zone 534 and have agreed to making revisions to exception zone 534, as it applies to the subject property at 9920 Keele Street. Staff also noted that a redlined revision of exception zone 534 would be provided to Design Plan Services prior to the release of the final draft by-law however, a redlined revision of exception zone 534 was never received. We are of the opinion that exception zone 534 should be removed entirely as it is outdated and the subject property at 9920 Keele Street would be more in conformity with the Official Plan if exception 534 were to be removed. If exception zone 534 is not removed entirely, we would appreciate revisions to the exception zone as it applies to 9920 Keele Street, so as to not be so restrictive.

On October 14th, 2020 the City of Vaughan held a live-stream public open house to discuss the Comprehensive Zoning By-law Review and some key recent changes that are proposed with the Third Draft Zoning By-law. During the live-stream public open house, City Staff had reiterated that they would like to examine the Exception Zones brought forward from Zoning By-law 1-88 in more detail. As well, City Staff noted that they want the Zoning By-law to be as permissive as possible and they do not want to impose any unnecessary

restrictions. It is our opinion that both exception zone 412 and exception zone 534, as they apply to the subject properties, are unnecessarily restrictive.

In addition, we would note that the Province of Ontario has recently released "A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)". This plan reinforces that all municipalities in the Growth Plan area should be looking at encouraging intensification throughout the built up area and to achieve complete communities that can provide a variety of choices for living, working and playing throughout an entire lifetime.

The "Zoning Strategy Report" dated March 2018, prepared by WSP Group indicates that any revisions to the zoning by-law must be consistent and conform to the Official Plan for the City of Vaughan. We agree with this premise, and believe that the changes to the final draft zoning by-law being requested through this letter conforms to the Official Plan and would further the goal of the Comprehensive Zoning By-law Review in a more efficient and appropriate way. We believe the changes suggested in this correspondence could be done at this time while the opportunity presents itself through this Comprehensive Zoning By-Law Review. A stated goal of the Comprehensive Review of the Zoning By-Law is that:

"due consideration must be given to developing a zoning regime that is intuitively structured, easily interpreted, and efficiently administered. With these principles in mind, regard for developing an effective zoning bylaw that communicates both complex technical standards and concepts clearly and efficiently must be a principal of this exercise."

We agree that this is an important consideration in any by-law, and would encourage the City to allow a broader range of uses and to be less restrictive in regards to the subject lots, which will make the application of the by-law more efficient for the City.

We would be happy to discuss these comments further with the City at your convenience. Should you have any questions or concerns please do not hesitate to contact the undersigned.

Sincerely,

DESIGN PLAN SERVICES INC.



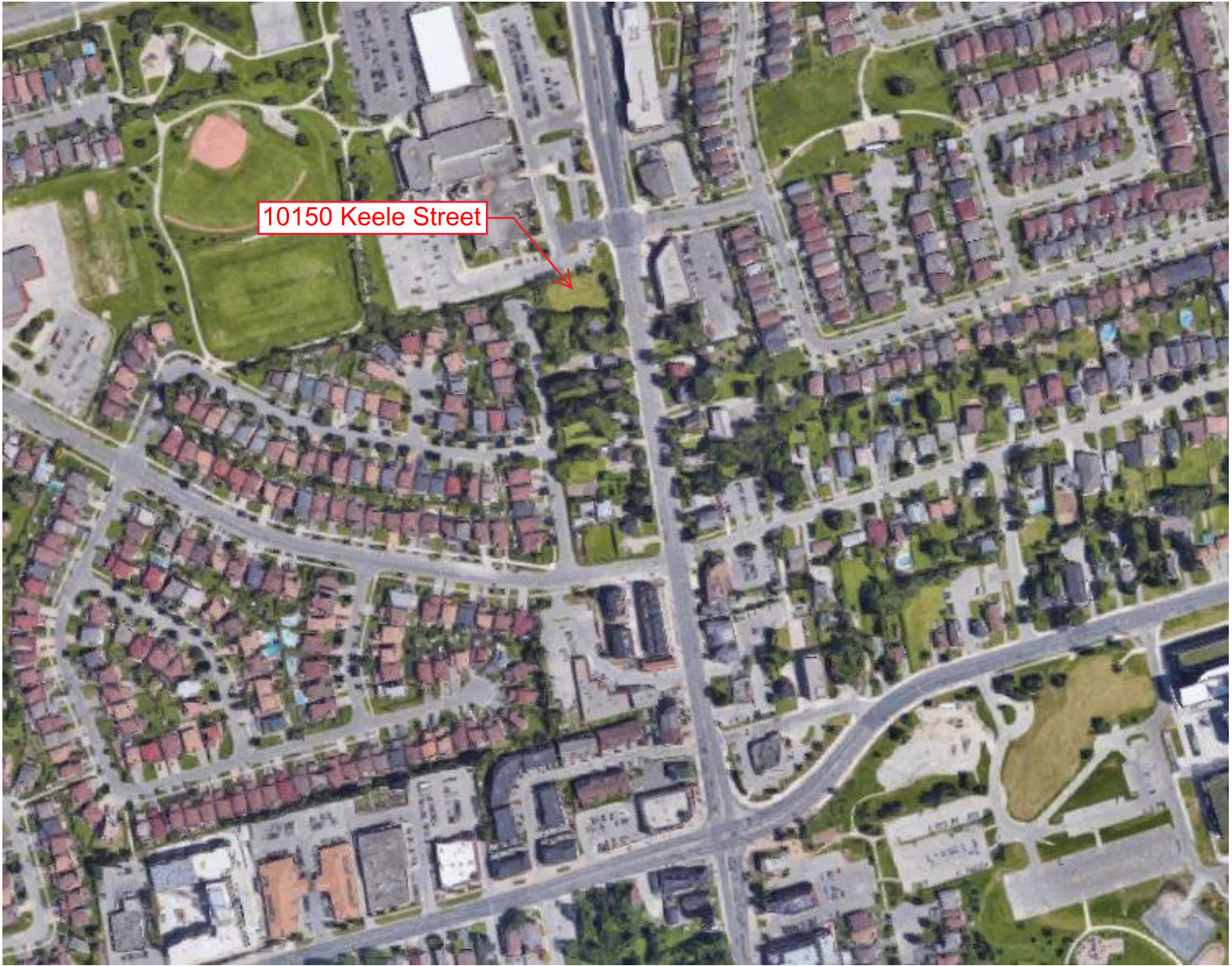
**T.J. Cieciora, MSc MCIP RPP
PRESIDENT**

Encl.

TJC/DI

Cc. clerks@vaughan.ca
 R. Tomasone
 G. Mosillo





Schedule A - Location Map

DESIGN PLAN SERVICES INC.
Town Planning Consultants

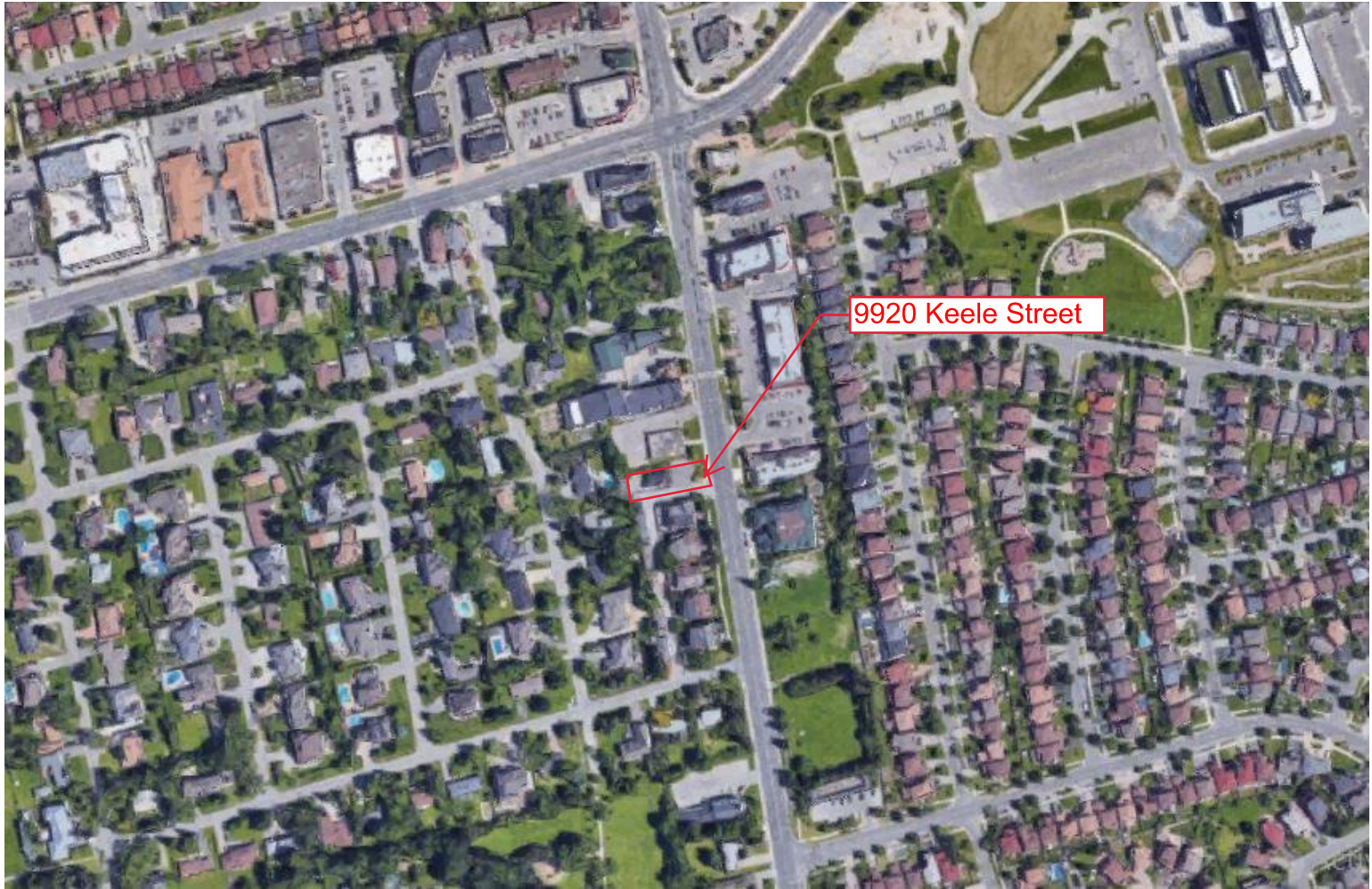
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Toronto, ON M9B 6K2
Telephone: 416.626.5445
www.designplan.ca

NTS	06/04/2021	1984-SC1	RW
scale	Date	Drawing No	



Schedule B - Location Map (9920 Keele Street)

DESIGN PLAN SERVICES INC.
Town Planning Consultants

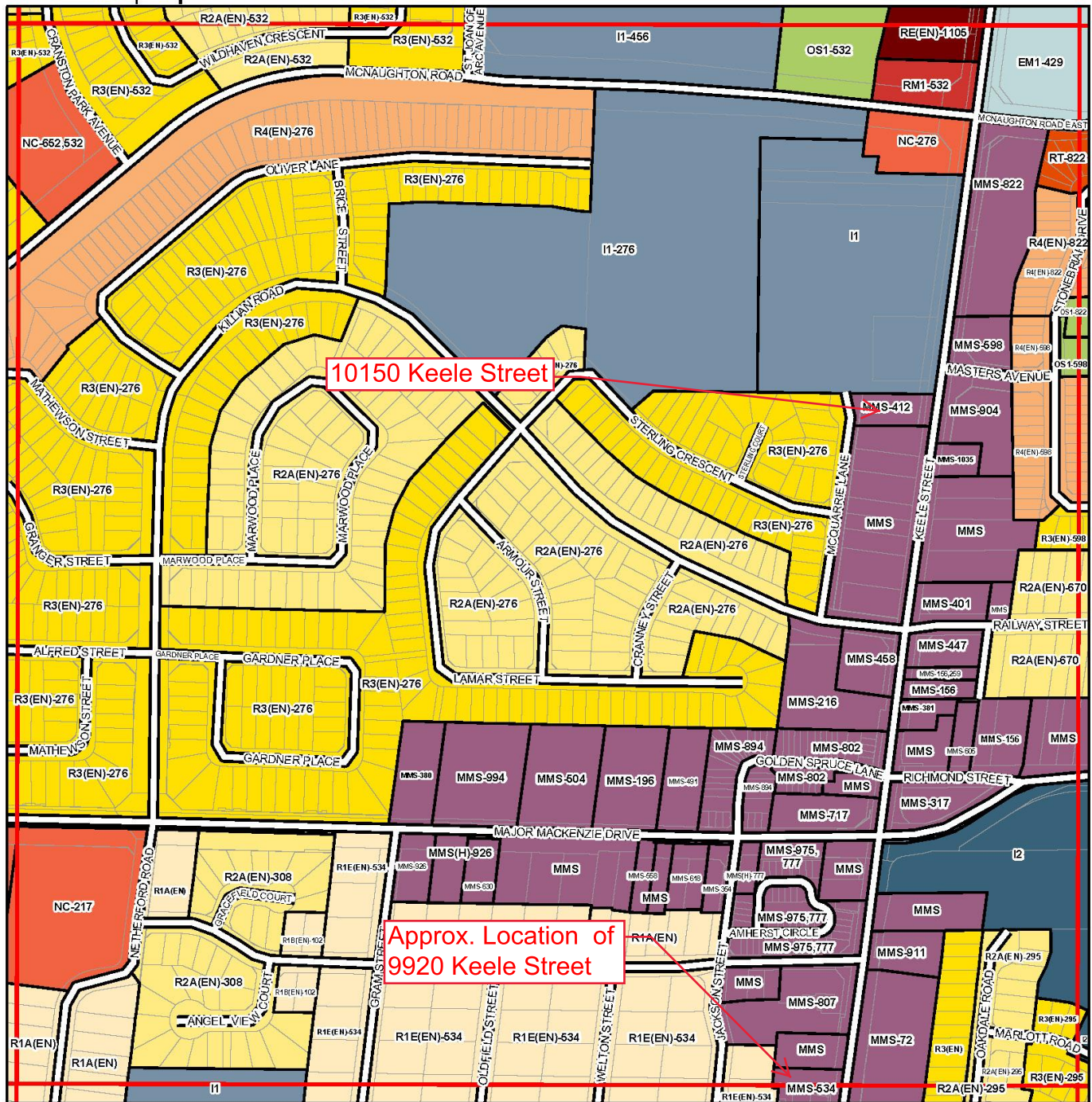
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scale	Date	Drawing No		



- Conservation, Open Space and Agricultural Zones**
- A (Agriculture Zone)
 - OS1 (Public Open Space Zone)
 - OS2 (Private Open Space Zone)
 - EP (Environmental Protection Zone)
- Vaughan Metropolitan Centre Zones**
- V1 (Station Precinct Zone)
 - V2 (South Precinct Zone)
 - V3 (Neighbourhood Precinct Zone)
 - V4 (Employment Precinct Zone)
- Residential Zones**
- R1 (First Residential Zone)
 - R2 (Second Residential Zone)
 - R3 (Third Residential Zone)
 - R4 (Fourth Residential Zone)
 - R5 (Fifth Residential Zone)
 - RT (Townhouse Zone)
 - RM1 (Multiple Residential Zone 1)
 - RM2 (Multiple Residential Zone 2)
 - RE (Estate Residential Zone)
- Commercial Zones**
- GC (General Commercial Zone)
 - NC (Neighbourhood Commercial Zone)
 - CC (Convenience Commercial Zone)
 - SC (Service Commercial Zone)
- Mixed-Use Zones**
- LMU (Low-Rise Mixed-Use Zone)
 - MMU (Mid-Rise Mixed-Use Zone)
 - HMU (High-Rise Mixed-Use Zone)
 - GMU (General Mixed-Use Zone)
 - CMU (Community Commercial Mixed-Use Zone)
- Employment Zones**
- EM1 (Prestige Employment Zone)
 - EM2 (General Employment Zone)
 - EM3 (Mineral Aggregate Operation Zone)
- Other Zones**
- I1 (General Institutional Zone)
 - I2 (Major Institutional Zone)
 - U (Utility Zone)
 - FD (Future Development Zone)
 - PB1 (Parkway Belt Public Use Zone)
 - PB2 (Parkway Belt Complementary Use Zone)
 - PB3 (Parkway Belt West Recreational Zone)
- These lands shall not be subject to Zoning By-law 2021-01



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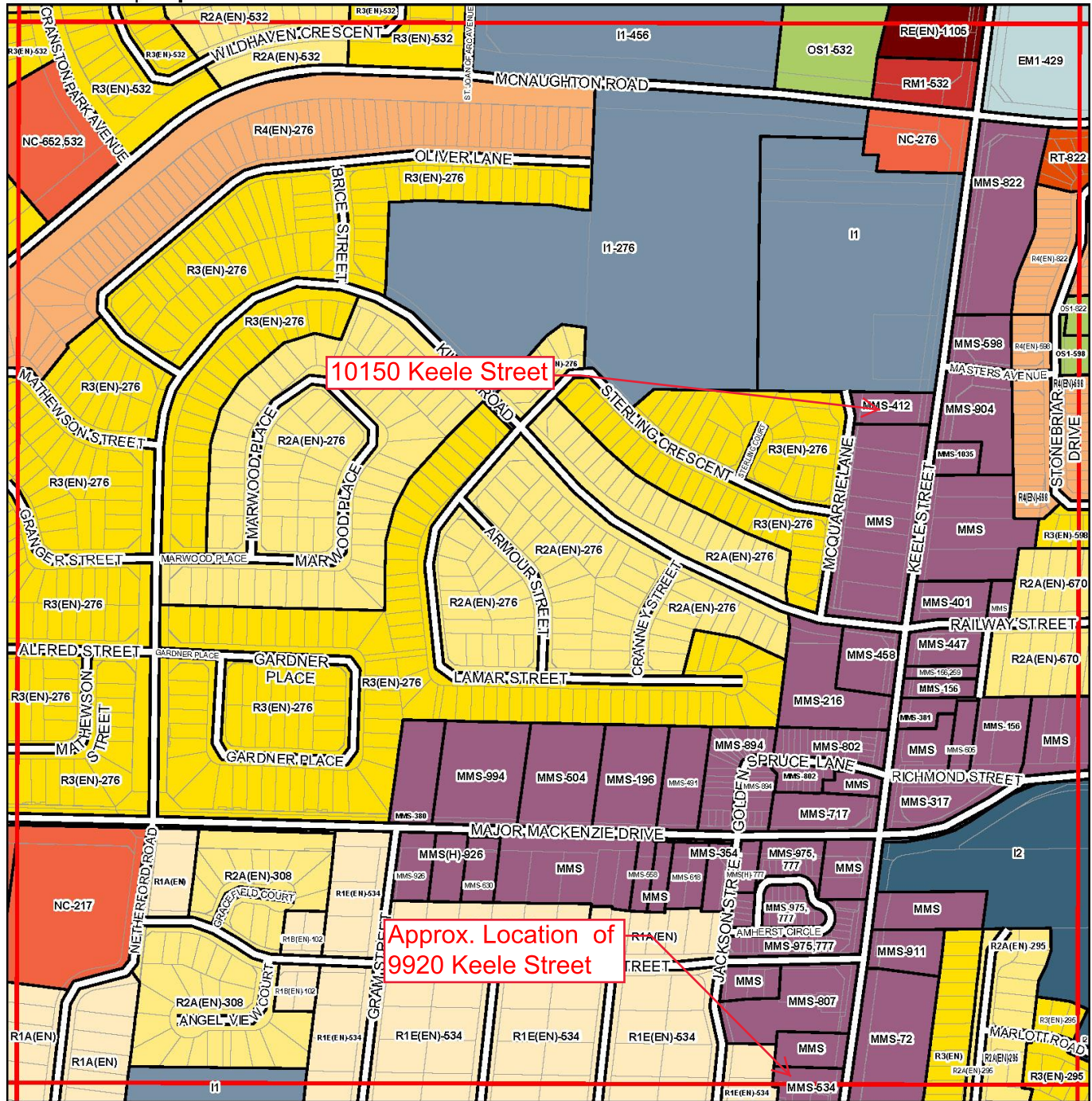
204	205	206	207	208
184	185	186	187	188
165	166	167	168	169
146	147	148	149	150
128	129	130	131	132

Final: May, 2021

Zoning By-law - 2020

C 20 : Page 7 of 13

Schedule A | Map 167



Conservation, Open Space and Agricultural Zones

- A (Agriculture Zone)
- OS1 (Public Open Space Zone)
- OS2 (Private Open Space Zone)
- EP (Environmental Protection Zone)

Vaughan Metropolitan Centre Zones

- V1 (Station Precinct Zone)
- V2 (South Precinct Zone)
- V3 (Neighbourhood Precinct Zone)
- V4 (Employment Precinct Zone)

Residential Zones

- R1 (First Residential Zone)
- R2 (Second Residential Zone)
- R3 (Third Residential Zone)
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- R5 (Fifth Residential Zone)
- RT (Townhouse Zone)
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- RM2 (Multiple Residential Zone 2)
- RE (Estate Residential Zone)

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- LMU (Low-Rise Mixed-Use Zone)
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- CMU (Community Commercial Mixed-Use Zone)

Employment Zones

- EM1 (Prestige Employment Zone)
- EM2 (General Employment Zone)
- EM3 (Mineral Aggregate Operation Zone)

Other Zones

- I1 (General Institutional Zone)
- I2 (Major Institutional Zone)
- U (Utility Zone)
- FD (Future Development Zone)
- PB1 (Parkway Belt Public Use Zone)
- PB2 (Parkway Belt Complementary Use Zone)
- PB3 (Parkway Belt West Recreational Zone)

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Third Working Draft: September, 2020

Schedule D - Third Draft, Proposed Zoning By-law

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scale	NTS	Date	06/04/2021	Drawing No	1984-SC4	Drawn	RW	Design	
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3-storey Townhouse Dwellings on the east side of Keele

Townhouse Dwellings directly south of 9920 Keele Street



Schedule E - Street Photographs from 9920 Keele Street

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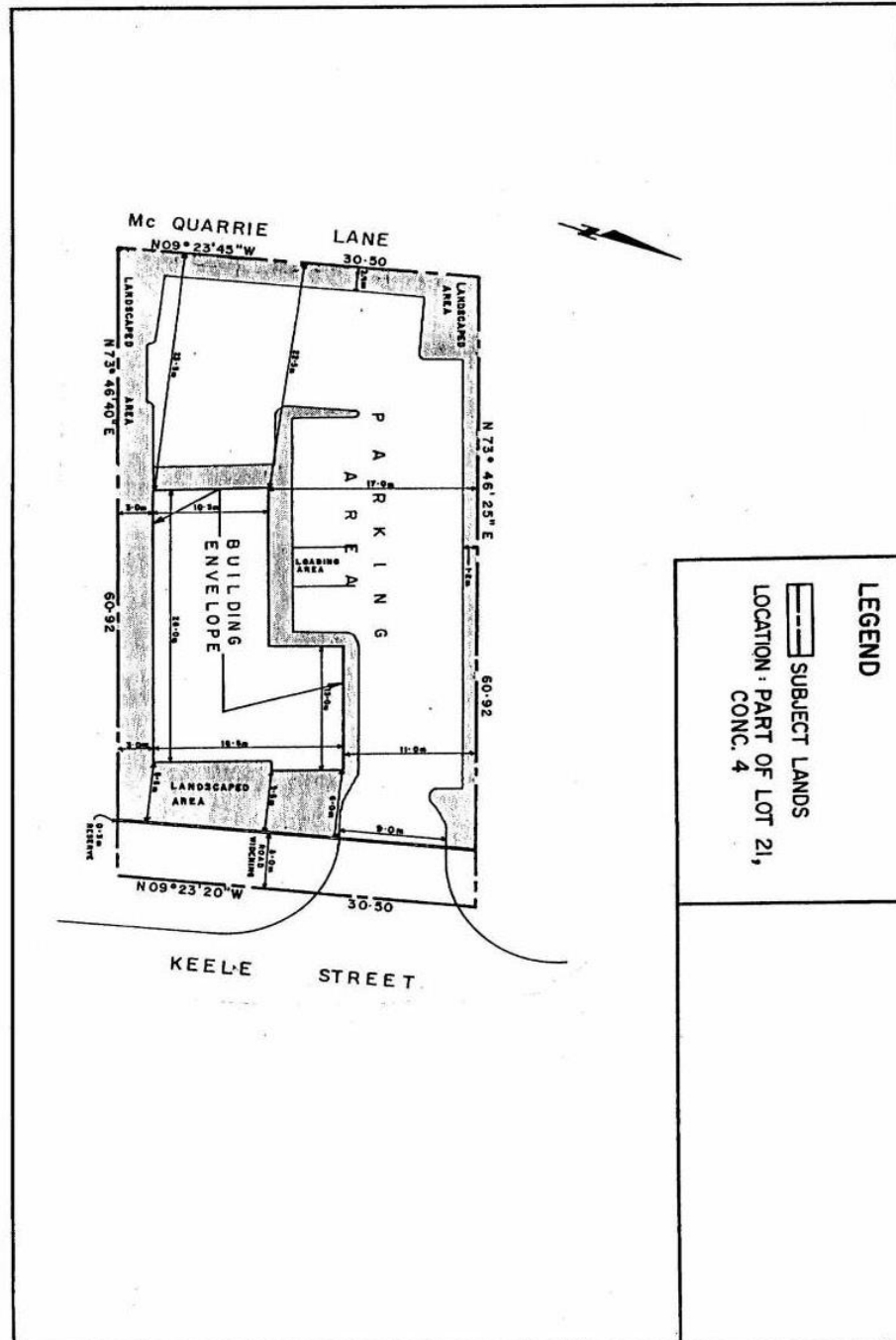
NTS	06/04/2021	1984-SC5	Drawn	RW Design
scale	Date	Drawing No		

14.412

Exception Number 412	Legal Description: 10150 Keele Street
Applicable Parent Zone: NC	
Schedule A Reference: 167	Figure E Link (if applicable)
By-law / Tribunal Decision Reference	Figure T Link (if applicable)
14.412.1 Permitted Uses	
<p>1. The only permitted use shall be:</p> <p>a. Office.</p> <p>2. All basement or cellar floor area shall be used only for heating and mechanical equipment, washrooms and for storage and/or garbage storage purposes only.</p>	
14.412.2 Lot and Building Requirements	
<p>1. The areas designated as "Landscaped Area" on Figure E-756 shall be used for no other purpose than landscaping.</p> <p>2. All buildings or structures shall be located within the area shown as "Building Envelope" on Figure E-756 and shall have a maximum gross floor area of 650.0 m², provided that a basement shall not be used for the purposes of calculating the gross floor area.</p>	
14.412.3 Parking	
<p>1. All parking shall be provided in the area shown as "Parking Area" on the said Figure E-756.</p> <p>2. A maximum width of a driveway access shall be 9.0 m.</p> <p>3. A minimum size of a loading space shall be 4.4 m x 5.5 m.</p> <p>4. The loading space shall be provided in the area designated as "Loading Space" on the said Figure E-756.</p>	
14.412.4 Other Provisions	
<p>1. All garbage storage shall be internal to the building.</p>	

14.412.5 Figures

Figure E-756



14.534

Exception Number 534	Legal Description: 9880-9920 Keele Street
Applicable Parent Zone: R1A, RM1, RM2	
Schedule A Reference: 148, 167	Figure E Link (if applicable)
By-law / Tribunal Decision Reference	Figure T Link (if applicable)
14.534.1 Permitted Uses	
<p>1. The only permitted uses for the area shown as "R1" on Figure E-925, provided that the existing structure is maintained, shall be:</p> <ul style="list-style-type: none"> a. Day care centre; b. Office; and, c. Residential. 	
14.534.2 Lot and Building Requirements	
<p>1. Notwithstanding any subsequent severance, part lot control exemption, condominium or land division approval affecting any unit on the subject lands, for the purposes of this by-law the area labelled "RM2" on Figure E-925 shall be deemed to be a lot.</p> <p>2. The lot frontage for each unit in the area labelled "RM2" on Figure E-925 shall consist of the common frontage indicated on the figure for the RM2 Zone.</p> <p>3. The minimum lot frontages for the twenty units in the area labelled "RM2" shall be as shown on Figure E-925.</p> <p>4. The minimum lot areas for the twenty units in the area labelled "RM2" shall be as shown on Figure E-925.</p> <p>5. All residential dwellings shall be located within the area shown as Building Envelope "A" on Figure E-925.</p> <p>6. A maximum of 5 residential buildings may be constructed within Building Envelope "A" provided that no building shall contain more than 4 residential dwelling units.</p> <p>7. The minimum setback between all residential buildings shall be 3.0 m.</p> <p>8. The maximum total area covered by accessory structures shall be the lesser of 570.0 m² or 10 % of the total lot area</p>	

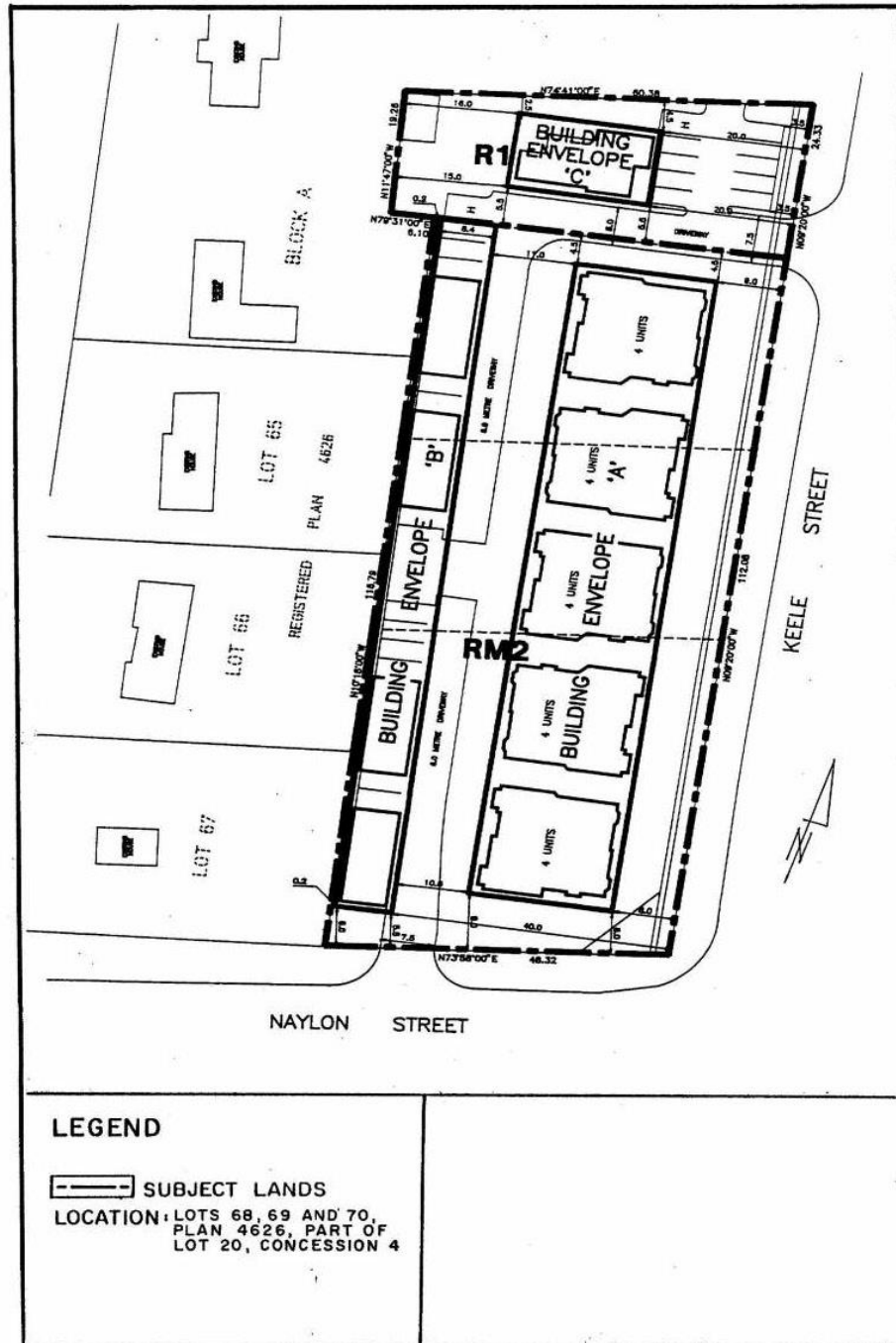
9. Accessory structures shall be located within the area shown as Building Envelope "B" on Figure E-925.
10. The maximum height of the accessory structures shall be 4.3 m, measured to the peak of the structures' roofs.
11. The yard requirements for a structure located within a labelled "R1" shall be as shown on Schedule E-925 for Building Envelope "C."
12. A 1.5 m high solid fence shall be located a minimum of 1.0 m from the west lot line.

14.534.3 Parking

1. Parking areas shall be located within the area shown as Building Envelope "B" on Figure E-925.
2. The minimum number of required parking spaces shall be 31.
3. The parking spaces and parking garages for the area labelled "RM2" on Figure E-925 shall be contained within the garage structures or within the areas labelled as parking spaces, as shown within Building Envelope "B."
4. The typical parking space size shall be a minimum of 2.7 m x 5.5 m.

842.1.5 Figures

Figure E-925



June 4, 2021

City of Vaughan
Office of the City Clerk
2141 Major Mackenzie Drive
Vaughan ON L6A 1T1
clerks@vaughan.ca

Communication : C 21
Committee of the Whole (2)
June 8, 2021
Item # 8

RE: 9650 Highway 27, City of Vaughan Comprehensive Zoning By-law Review
Third Written Submission/New Ownership

I am the land use planning consultant retained by 270 8971 Ontario Inc., the new owner of the lands legally described as Part of Lot 18, Concession 8, in City of Vaughan (the "Subject Lands") in the Regional Municipality of York, and known municipally as 9650 Highway 27. I am submitting these Written Comments with respect to the City-Wide Comprehensive Zoning By-Law Review regarding the downzoning of the Subject Lands from Open Space to Environmental Protection Zone. The lands should be re-zoned to allow high density residential and commercial development.

The Committee of the Whole Meeting is scheduled for Tuesday, June 8, 2021.

So far, we have reviewed some of the materials available on-line and dated June 2021. As a result of this brief review of the materials, specifically, **Map 138** and **Section 12.0 (Environmental Protection, Open Space, and Agriculture Zone)**, we conclude that the lands should be zoned as a site-specific exemption allowing high density residential and commercial development.

Property description:

The Subject Lands front the west side of Highway 27, between Major Mackenzie Drive West and Rutherford Road, and are mostly north of the Humber River. The Lands have an irregular shape and are approximately 7 acres in size. The Lands are developed with a large size single detached dwelling.

The Lands are located east of the CP rail tracks and the proposed Highway 427 Expansion. A commuter rail line is proposed and would use the existing CP rail tracks. Two future GO stations are to be located nearby: the first one, north of Rutherford Road and east of the CP rail tracks; and

Contact:

Barbir & Associates Planning Consultants Ltd.
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Etobicoke, ON M8Z 1G9

Phone: (416) 571-8826
Email: dbarbir@barbirandassociates.com
Web: www.barbirandassociates.com

the second, south of Major Mackenzie Drive and east of the CP rail tracks, just west of the Highway 27 intersection. Both future GO stations are within walking distance of the Subject Lands.

Highway 27 is part of the Regional Transit Priority Network. Sewer and water connections are existing or planned and are within reasonable distance.

In the York Region Official Plan, the Subject Lands are designated “Towns and Villages” and “Regional Greenlands System” on Map 1. Exact delineation of boundaries will be finalized during the application approval process.

The Lands are designated “Towns and Villages” on Maps 3, 4, 8 and 11. The “Towns and Villages” designation permits a wide range of uses including residential, commercial and institutional uses.

Policy 2.1.7 states that the boundaries and the extent of the Regional Greenlands System shown on Map 2 are approximate. Policy 2.1.7 further states that refinements to the boundaries of the Regional Greenlands System may occur through approved planning applications supported by *environmental impact studies*. These refinements will be incorporated into the Plan and will not require an amendment to the Plan.

In the City of Vaughan Official Plan, the Subject Lands are designated “Natural Areas” on Schedule 13. Exact delineation of boundaries will be finalized during the application approval process.

The Lands are shown as “Stable Areas” and “Natural Areas and Countryside” on Schedule 1.

On Schedule 2 the Subject Lands are shown as “Natural Heritage Network” (NHN). Policy 3.2.3.2 states that the policy text prevails over the mapping shown on Schedule 2 in determining the NHN. Refinements to the NHN may occur through the development approval process and shall be reflected on Schedule 2 without the need for an Official Plan Amendment. This may occur on a site-by-site basis.

The lands are currently zoned “Open Space”. In the Final Draft of the Proposed Zoning By-law (June 2021), the property is re-zoned to Environmental Protection Zone (EP) on Map 138.

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page 2 of 3

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From our preliminary research it seems that the proposed re-zoning is not based on any scientific evidence or studies. We submit that the proposed zoning should be a site-specific exemption allowing high density residential and commercial development.

Regards,

Draga Barbir, B.Sc. B.Arch. MCIP RPP

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page 3 of 3

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Communication : C 22
Committee of the Whole (2)
June 8, 2021
Item # 8

From: john zipay <jjzipay@hotmail.com>
Sent: Sunday, June 06, 2021 5:34 PM
To: Clerks@vaughan.ca; Todd Coles <Todd.Coles@vaughan.ca>
Cc: Dino Giuliani <dino@approvedvaluations.com>; Jessica Damaren <jndamaren@westonconsulting.com>; Tony Carella <Tony.Carella@vaughan.ca>; Lucy Cardile <Lucy.Cardile@vaughan.ca>
Subject: [External] Fw: Kleinburg Inn. Proposed Comprehensive Zoning Bylaw

Subject: Fw: Kleinburg Inn. Proposed Comprehensive Zoning Bylaw

I am submitting these documents on behalf of Mr. Dino Giuliani who requests to make a presentation to Committee of the Whole on Item Number 8 on the June 8/21, afternoon Agenda. Please forward speaking instructions directly to Mr. Giuliani. Also please forward the 2 letters contained in the first PDF, one from Mr. Giuliani and the other from John Zipay and Associates to Committee and City Council for their review and consideration.

Both Mr. Giuliani and I request to be advised of any recommendations or decisions made by Committee and or Council on this matter and of any future meetings regarding the passage of the proposed Comprehensive Zoning bylaw.

Please confirm receipt of this email.

Thank you,
John Zipay

June 4, 2021

City of Vaughan
Clerks Department
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

**Re: Proposed Zoning, under new draft By-Law
9770 Highway #27, Vaughan, Kleinburg Inn**

Dear Mayor Bevilacqua and Members of Council,

I am writing to you with respect to my concerns with the City Staff proposed By-Law for our property. To give you some background, we are the owners of the Kleinburg Inn, located at 9770 Highway #27. Our property is located at the south west corner of Major Mackenzie Drive and Highway #27. The Inn has been in existence since the early 1950's and we purchased the property in 1974 and have continued the existing accommodation use since.

As you know, the area has changed dramatically over the years, most recently, with the elimination of the Major Mackenzie jog and 6 lane bridge over the Humber River. Thus, making our property a corner site to what is now a major intersection.

Our property has always operated as a commercial / accommodation use since it's original construction. As a result of Hurricane Hazel, our zoning was changed to OS1. Over the years, we have been permitted to expand our commercial use and have more than doubled in size and hotel rooms.



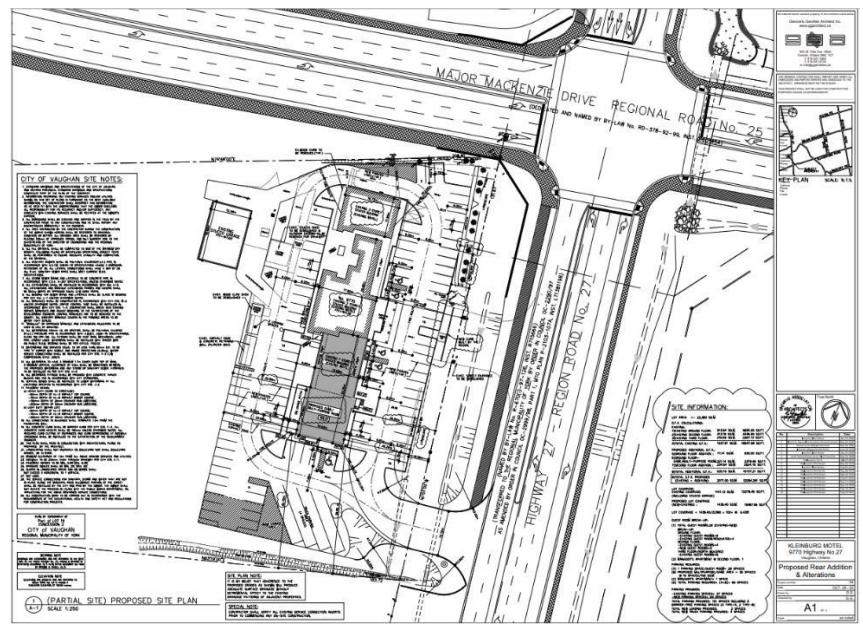
In 2010 the City of Vaughan approved OPA 2010 and our designation was change to Low Density Residential, see below.



In 2016, without any notification or public process, the mapping for OPA 2010 was changed to Natural Area.



In 2021, we were approved by the Committee of Adjustment under file #A062-20 to expand our current commercial use.



Although I am the owner of the Kleinburg Inn, my main profession is a designated real estate appraiser and I own / operate a firm here in Vaughan.

Over the last 30 years as a professional appraiser, a good percentage of our work is mortgage financing assignments for the main Banks and other smaller financial institutions. They rely upon our commercial / land / residential valuation reports for their underwriting / investment decisions.

Appraisers are governed by the Appraisal Institute of Canada and under the Institute Standards, are required in every appraisal assignment, to report on a subject property's Zoning, its use and if the use is in conformity to the Municipal Zoning By-Law.

It has been my professional experience, if a property is Zoned under Environmental Protection (EP), this leads the financial institution to believe that, despite Exceptions to the By-Law and in this case is (139, 175), the subject property's zoning is unclear. This creates a level of uncertainty and financial institutions typically do not entertain properties with zonings that are not clear, which often leads to (Red Flagging) and eventual turn down. The terminology should reflect the existing commercial uses and EP simultaneously. The proposed Zoning By-Law, will continue to be unclear and financial institutions will view the EP designation as only a negative.

Although it is unfortunate that a property's Municipal zoning crosses over to a financial institutions decision on whether to lend or not, but the reality is, it does. In fact, other than Zoning, no other municipal function, impacts the financial institutions decision making process.

Under the current City of Vaughan, By-Law review process, through my Planner Mr. John Zipay, I have attempted to work with Vaughan staff to bring our issue forward and have suggested perhaps a hybrid terminology to reflect a zoning designation which recognizes the current commercial uses and an EP designation, by suggesting that the current EP (139, 175) zoning and include in the brackets include the words (Existing Commercial), so that the designation will be as follows, EP-139, 175 (Existing Commercial). This would address my concerns, as it would more clearly reflect the current commercial and EP uses, which is only fair. I have attached Mr. Zipay's letter for your review.

Lastly, our proposed change on wording will not take away the integrity of what Vaughan Staff wishes to maintain on our property and immediate area. Unfortunately, Vaughan Staff does not agree with our proposal.

Therefore, we respectfully request that Vaughan Council not approve the proposed Zoning By-Law for our property and direct staff to work with us on a Hybrid version of the Zoning By-Law.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Dino Giuliani', with a stylized flourish at the end.

Dino Giuliani
416 779 5575

c.c. John Zipay
Attachments, John Zipay and Associates letter dated May 5, 2021

John Zipay and Associates
2407 Gilbert Court
Burlington, On
L7P 4G4
jizipay@hotmail.com
(416) 305-7989

May 5, 2021

Mr. Brandon Correia
Planning Department
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Re: Kleinburg Inn
9770 Hwy 7
Proposed Zoning under new draft By-Law

Dear Mr. Correia:

I am writing to you as a follow-up to our April 30, 2021 meeting regarding a concern with the proposed zoning for the above noted property. Mr. Giuliani explained that he has a concern with the "EP" Environmental Protection zoning which is being proposed in the third draft of the proposed comprehensive zoning by-law. Given the land use history of the property, its long standing use as a motel or inn and location at a major intersection, it is our opinion that the proposed zoning does not properly reflect the true nature of the existing uses which in our view is a combination of environmental/open space and commercial use of the property. Consequently, it is our position that a different nomenclature should be used to identify a more appropriate zone designation or category. To this end, I will address land use and environmental protection in terms of zoning and the official plan designations and policies, and I will recommend a compromise solution which I believe could be supported and agreed to by everyone while maintaining conformity with the Official Plan. The comprehensive zoning by-law review is an exercise in implementing zoning which is in conformity with VOP 2010. With respect to the subject property, I believe this can be achieved to the satisfaction of Mr. Giuliani and the City.

Land Use and Zoning Background

The Kleinburg Inn property is a legal conforming use as supported by exceptions to By-Law 1-88, which have been carried forward to the Third draft of the proposed new zoning by-law.

- 1) By-Law 1-88 zones the property "OS-1" with exceptions, while the draft zoning by-law, zones the property 'EP-139, 175'. The exceptions (139, 175) have been carried over from By-Law 1-88. These exceptions stipulate the following:

Exception 139

- "1. If buildings are damaged to the extent of 50% or more of their value, they may be restored or replaced provided that:
- a) The restored or replacement building shall be erected in the same location as the existing building and the "Replacement", and,
 - b) No building permit shall be issued until a site plan has been approved by the Toronto and Region Conservation Authority and the City of Vaughan.
- "2. The existing building shown as a "Motel" on Figure E-277 may be enlarged by the construction of an addition shown as a "Restaurant" on figure E-277."

Further there is a clause which stipulates that the gross floor area of the restored building or replacement building shall not exceed the GFA of the existing building and restaurant.

Exception 175

Exception 175 provides for the following:

- "1. If the "Existing or Proposed Building shown on Figure E-377 are damaged then they may be restored and replaced provided that,
- a. The restored or replacement building shall be erected in the same location as the existing building and the additions;
 - b. The restored building and replacement building shall not exceed the height or size of the existing building plus the additions; and
 - c. The floor area of this portion of the restored building or replacement building which may be used for a restaurant or apartment shall not exceed the floor area of that part of the building being used for such purposes immediately prior to the restaurant or replacement.
2. The existing building shown as a "Motel" on Figure E-337 hereto may be enlarged by the construction of the additions shown as "Restaurant" and "Apartments Second Floor" and the additions may be used for a restaurant and apartment respectively."

Official Plan 2010

Official Plan 2010 designates the property as Open Space and under Schedule 2, Natural Heritage Network it is designated as "Built-Up-Valley Lands". The property "is not" designated as either an "Environmentally Sensitive Area" or as an "Area of Natural and Scientific Interest".

Having been designated as "Built-Up Valley Lands", there are specific policies within VOP2010 which address recognition for existing uses and development of these valley lands.

Policy 3.2.3.1

To protect and enhance the Natural Heritage Network as an interconnected system of natural features and the functions they perform, as identified on Schedule 2, by:

- ii) Built-Up Valley Lands recognize existing developed lands located below the physical top of bank, such that minor alterations and/or limited new development may be permitted with restrictions.

Policy 3.2.16

That Built-Up Valley Lands, as identified on Schedule 2, recognize existing developed lands located below the physical top of bank and within the area regulated in accordance with the Conservation Authorities Act. As per policy 3.2.3.2 and policy 10.2.1.4 minor alterations or additions to such lawfully existing developments may be permitted subject to the policies of the Plan and which may include consultation with the Toronto and Region Conservation Authority, York Region, or Province as required.

Policy 3.2.3.17

That new development and or site alteration are prohibited except in accordance with an approved permit under the Conservation Authority Act. Permits may be used within a regulated area provided it is demonstrated that development and/or site alteration will not create unacceptable risks to public health or safety or property damage; or affect the control of flooding, erosion, pollution or the conservation of land. The proposed development and/or site alteration must minimize impacts on natural heritage features and identify enhancement and/or restoration opportunities.

Policy 10.2.1.4

To recognize legally existing land uses as they exist at the time the Plan is approved. The land use shall be deemed to conform to this Plan. Minor extensions, reductions or expansions of such uses shall be permitted without

amendment to this Plan provided that the intent of this Plan is not compromised and the tests below are met:

- a) the road pattern and transit routes envisioned by this Plan are not compromised or precluded in the long term;
- b) the proposed enlargement of the existing use shall not unduly aggravate the situation created by the existence of the use, especially in regard to the requirements of the zoning by-law.
- c) the characteristics of the existing use and the extension and enlargement shall be examined with regard to noise, vibration, fumes, smoke, dust, odor, lighting, parking and traffic generation.
- d) not applicable.
- e) not applicable.
- f) within Natural Areas, it is demonstrated that there will be no negative impact on existing natural features and functions;
- g) there is no increased risk to public health and safety associated with natural hazards in accordance with the natural hazards policies of this Plan; and/or
- h) where applicable, permission is obtained in accordance with Section 28 of the Conservation Authorities Act.

Observation and Analysis

1. The EP zoning nomenclature does not represent a complete characterization of the existing land use lawfully permitted on the property.
2. The current zoning by-law and proposed new comprehensive zoning by-law both confirm that the existing uses are legal and conforming and comply with the VOP2010.
3. The existing uses have been established on the property as a commercial use for decades and the City and Conservation Authority have approved expansion plans in the past which were in compliance with Official Plan Policies and TRCA policies and regulations.
4. There is an established operating business which is a commercial venture, which is in compliance with the zoning by-law and the Official Plan. There is a significant monetary investment in the existing commercial facility which will continue into the foreseeable future. Changes and expansions are permitted in accordance with the policies of VOP2010 without the requirement of an Official Plan Amendment according to Policy 10.1.2.4.
5. The owner of the property is requesting a zoning category or nomenclature which reflects the actual commercial uses and permissions governed by the Official Plan policies. Conversely, Planning Staff want nomenclature which reflects the underlying environmental aspects of the lands being located in the Built-Up Valley Lands.

6. The owners of the property are of the opinion that the "EP" zoning undermines the value of their business asset and property as from their experience, such a zoning designation causes difficulty with financial institutions as the EP zoning lacks a full clarity of the permitted uses. Therefore, the owners desire a commercial zoning to reflect the commercial uses of the property. Conversely, the Planning staff are reluctant to assign a commercial zoning as they are of the opinion that such a zoning would not be in conformity with the VOP2010 and would not reflect the environmental aspects of the Official Plan.

Conclusion

I concur with the Planning Department that a pure Commercial Zoning designation may be contrary to the Official Plan. However, I also am of the opinion that the EP zoning, notwithstanding the exceptions, does not provide a clear or complete picture as to what the land use permissions are for the property.

The subject lands are not given a purely 'Natural Area' designation under VOP2010 but instead are designated "Built-Up Valley Lands", which as I have demonstrated, under the VO2010 policies are treated in a different manor in that while they are located in a natural valley area, they are entitled to the continuance of the existing commercial uses and the expansion of these uses both in respect of Official Plan policies and Zoning regulations.

Solution

In my opinion, the solution rests in a compromise which incorporates the dual intent of both the VOP2010 policies and the Zoning By-Law regarding Built-Up Valley Lands. Rather than simply zoning the property "EP-139, 175" the addition of the further descriptivism could bridge the two opposing positions and thereby provide a mutually acceptable outcome. I am asking you to consider a modification to the zoning nomenclature. Instead of zoning the property "EP-139, 175, use the following nomenclature, "EP-139-175 (Existing Commercial), which would recognize both the natural heritage designation of the Official Plan and concurrently recognize the commercial aspect of the actual uses as permitted by the policies for lands located within the Built-Up Valley Lands designation. The proposed modification simply and more actually reflects actual use of the property and is in conformity with the Official Plan 2010.

Thank you for your consideration and I look forward to your reply before the draft by-law is presented to Committee of Whole or City Council.

Sincerely

A handwritten signature in black ink, appearing to be 'John Zipay', with a long horizontal stroke extending to the right.

John Zipay MSc. U.R.P., RPP

cc: Mr. Dino Giuliani
Councillor, Tony Carella
Sandra Patano, Weston Consulting

From: Natalie Lam <nlam@mgp.ca>

Sent: Monday, June 07, 2021 8:50 AM

To: Council@vaughan.ca; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Marilyn Iafrate <Marilyn.Iafrate@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; Alan Shefman <Alan.Shefman@vaughan.ca>; Clerks@vaughan.ca

Cc: Haiqing Xu <Haiqing.Xu@vaughan.ca>; Don Given <DGiven@mgp.ca>; Lauren Capilongo <lcapilongo@mgp.ca>

Subject: [External] June 8, 2021 Committee of the Whole - Block 41 Landowners Group Comments

Good Morning,

Malone Given Parsons Ltd are the Land Use Planners to the Block 41 Landowners Group. On behalf of the Block 41 Landowners Group, we are submitting the attached comments regarding Item 6.9 (Response to York Region's Request for Comments on Regional Official Plan Amendment 7) on tomorrow's Committee of the Whole agenda.

Mr. Don Given will attend the meeting to speak to these comments in greater detail.

Thank you,
Natalie

Natalie Lam, MCIP, RPP
Planner



40 years of making great places.

140 Renfrew Drive, Suite 201, Markham, ON, L3R 6B3 Canada www.mgp.ca
T: 1.905.513.0170 x175 M: 1.647.830.1708

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Don Given
905 513 0170 x109
DGiven@mgp.ca

June 7, 2021

MGP Files: 11-2003
20-2908

Mayor and Members of Council
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

via email: clerks@vaughan.ca

Dear Mayor Bevilacqua and Members of Council:

**RE: City of Vaughan Committee of the Whole – June 8, 2021
Item 6.9: Response to York Region’s Request for Comments on Regional Official
Plan Amendment 7
Comments from Block 41 Landowners Group**

Malone Given Parsons Ltd. (“MGP”) are the land use planners to the Block 41 Landowners Group in the City of Vaughan. Collectively with landowners in the City of Markham, a Regional Official Plan Amendment application was submitted to re-designate the Greenbelt Plan Protected Countryside Areas within the New Community Areas from “Agricultural” to “Rural” (the “ROPA”).

We have reviewed the Response to York Region’s Request for Comments on Regional Official Plan Amendment 7 Staff Report, dated June 8, 2021, which recommends that Vaughan Council not support the proposed ROPA. The purpose of this letter is to respond to the June 8, 2021 staff report and provide further clarity for Vaughan Council.

Proposed ROPA 7

The purpose of the ROPA application was twofold: Firstly, to recognize that these areas should no longer be characterized as prime agricultural, as these lands will be surrounded by urban development and as such will be incapable of supporting viable farm operations. In addition, the proposed re-designation is intended to provide flexibility to allow portions of the Greenbelt Plan Areas that are outside of natural heritage features to be used for parkland, trails, and other recreational uses, which support the creation of complete communities in accordance with Greenbelt and Growth Plan policies. The permission for parkland and recreational uses within rural lands of the Protected Countryside within the Greenbelt Plan is confirmed by the Ministry of Municipal Affairs and Housing in their letter dated April 30, 2021, which is mentioned in the June 8, 2021 Staff Report.

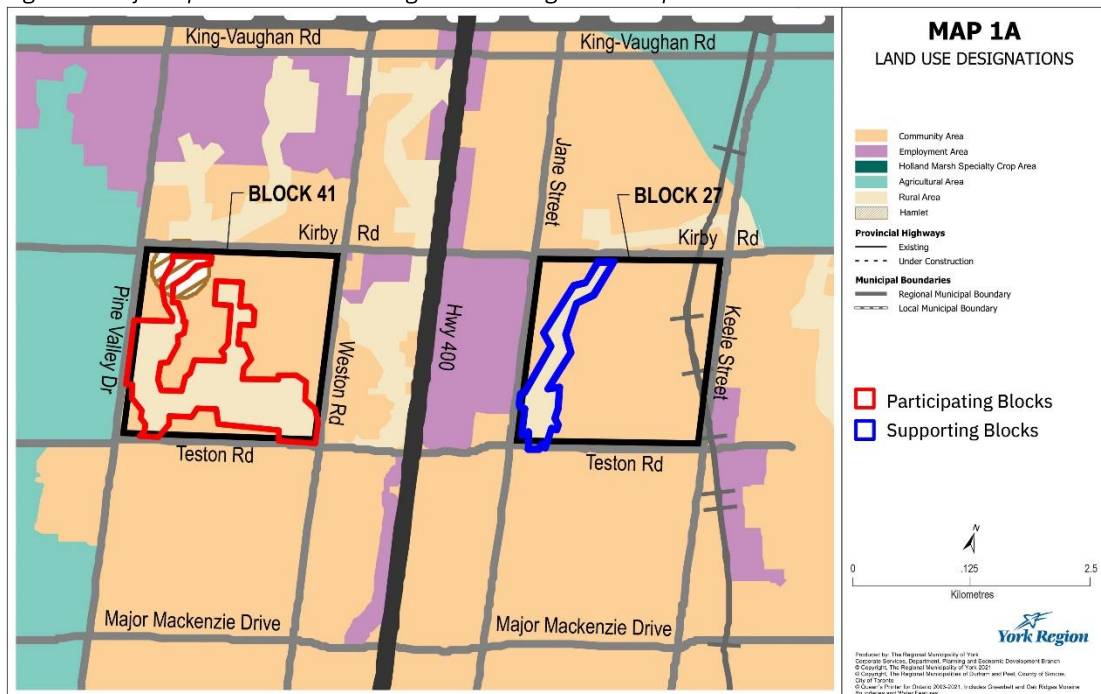
Staff note that *“the proposed Rural designation would permit a wide range of urban uses including schools, places of worship and fire halls...”*. It is not the landowners’ intention to locate such uses other than parkland within the Greenbelt Plan. Staff further note that *“... any use requiring substantial site alteration to the landscape in the Greenbelt protected lands, would not conform to Section 4.1.1.1 of the Greenbelt Plan (2017)”*. This statement is untrue. Section 4.1.1.1 of the Greenbelt Plan restricts non-agricultural uses within prime agricultural

areas of the Protected Countryside except for specific uses such as infrastructure. The Greenbelt Plan contains a series of policies that permit infrastructure, such as stormwater management ponds and roads, both uses which require substantial site alteration works that have been approved within the Greenbelt Plan in other municipalities and by the Toronto and Region Conservation Authority.

York Region Municipal Comprehensive Review- Policy Directions Report

We note that York Region has recently released a Policy Directions Update Report, dated June 10, 2021, which will be considered by Regional Council shortly. As part of the June 10, 2021 Staff Report, Attachment 2 includes a series of draft Regional Structure Maps for continued consultation as part of the Regional Official Plan Update. Within Attachment 2, Map 1A – Land Use Designations identifies lands for Community Area, Employment Area, Agricultural Area, Rural Area, etc. As shown in the excerpt below, the Greenbelt Fingers within Blocks 41 and 27 are proposed to be designated Rural Area.

Figure 1 Draft Map 1A - Land Use Designations Vaughan Excerpt



Source: York Region Policy Directions Report (June 10, 2021)

Based on this draft mapping, we understand that the Region intends to re-designate the Greenbelt Fingers to Rural Area as part of the municipal comprehensive review process. However, we are requesting approval of a ROPA to facilitate the re-designation ahead of the municipal comprehensive review timing. The ROPA is required to advance the planning framework for these existing New Community Areas in Vaughan and recognize the range of active planning approvals, including Secondary Plan and Block Plan.

We trust that the attached information is helpful for your reference. I will attend the June 8, 2021 meeting to address Committee to speak to this in greater detail.

Should you have any questions ahead of the June 8th meeting, please contact me at (905) 513-0170.

Yours very truly,
Malone Given Parsons Ltd.



Don Given, MCIP, RPP

cc: Block 41 Landowners Group
Haiqing Xu, City of Vaughan

KLM File: P-3271

June 7, 2021

City of Vaughan
Building Standards Department
2141 Major Mackenzie Dr W
Vaughan, ON L6A 1T1

Communication : C 24
Committee of the Whole (2)
June 8, 2021
Item # 8

Attention: Mayor Bevilacqua and Members of Council

Re: Committee of the Whole – June 8, 2021
Agenda Item # 8 – City-wide Comprehensive Zoning By-law
9970 & 9990 Weston Road
647057 Ontario Limited
City of Vaughan, Region of York

Dear Mayor Bevilacqua and Members of Council,

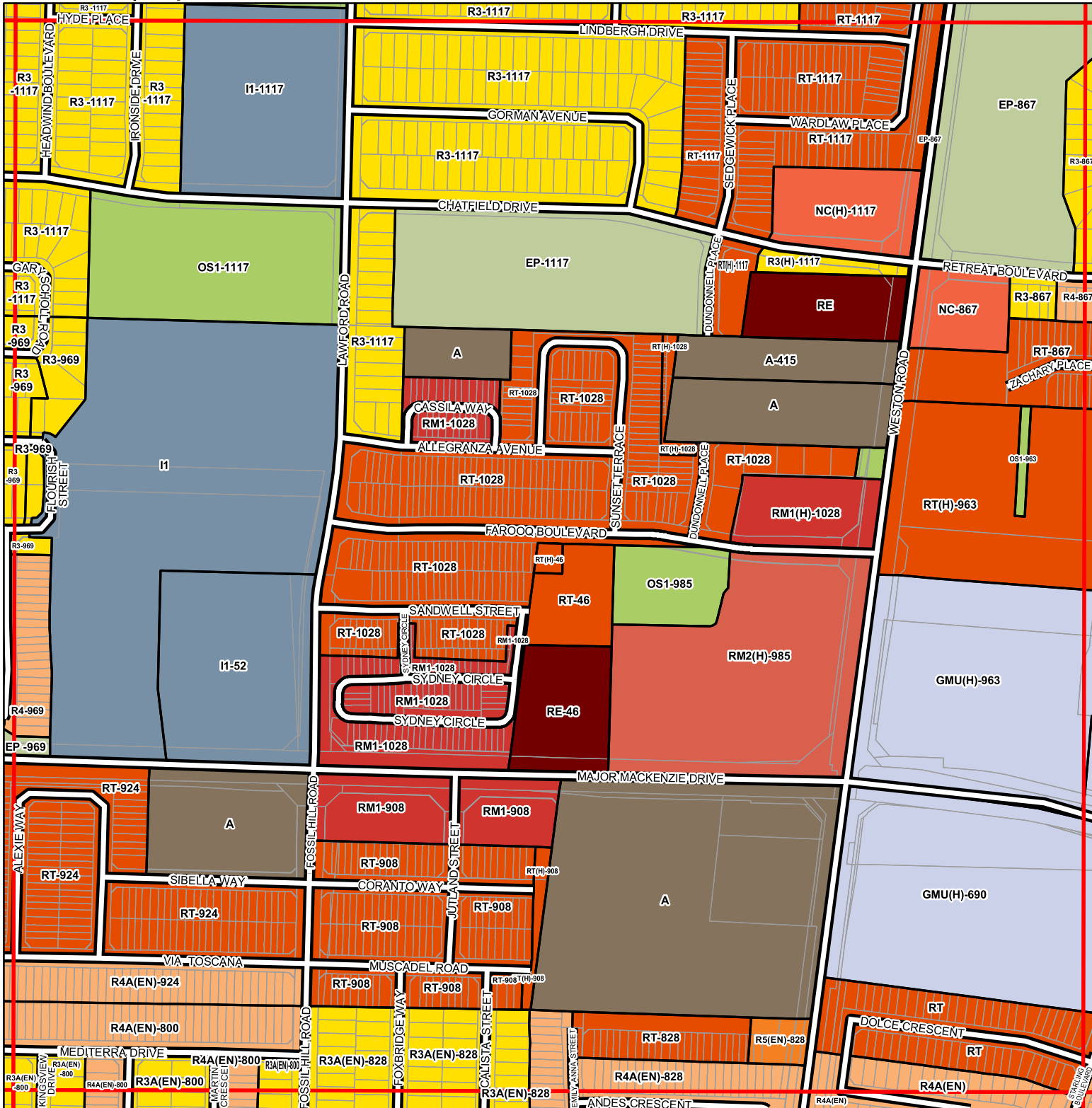
KLM Planning Partners Inc. has recently been retained as the land use planner by 647057 Ontario Limited (the “**Owner**”), the owners of the above noted lands to review the Draft City-wide Comprehensive Zoning By-law. The lands are located southwest of Major Mackenzie Drive West and Weston Road and are known municipally as 9970 & 9990 Weston Road (the “**Subject Lands**”). The Subject Lands are located within Planning Block 39 and apart of a community known as Vellore Centre. The lands are currently occupied by four (4) temporary sales pavilions for associated housing developments within the area.

We understand the City of Vaughan (the “**City**”) is undertaking a City-wide comprehensive review of its Zoning By-law to create a progressive By-law with updated, contemporary uses and standards. The intent of the new Zoning By-law is to develop, adopt and implement a new zoning regime that conforms to the vision of the City of Vaughan Official Plan 2010 (“**VOP**” or “**Plan**”). However, based on our review of Schedule A – Map 163 (**Figure 1**), the zoning designation for the Subject Lands remains unchanged and has maintained the “A” Agricultural Zone which currently exists in Zoning By-law 1-88. Whereas, the lands are designated as “Mid-Rise Mixed-Use” with a maximum height of 6 storeys and a floor space index (“**FSI**”) of 2.0 (**Figure 2**) within the VOP.





In light of the above, we request:

- The City update the new Zoning By-law to conform to the *Planning Act* (the “**Act**”) and the VOP;
- To rezone the Subject Lands from “A” Agricultural to “MMU” Mid-Rise Mixed-Use to be consistent with the Official Plan “Mid-Rise Mixed-Use” land use designation outlined in the VOP; and
- To rezone 3825 Major Mackenzie Drive West (i.e., Ministry of Transportation (“**MTO**”) Maintenance/Storage Yard), the lands abutting the Subject Lands to the west to “MMU” Mid-Rise Mixed-Use to enable the southwesterly corner of Vellore Centre to be comprehensively planned and to avoid inconsistent and fragmented zoning.





Figure 1
Zoning By-law 01- 2021
Schedule A | Map 163












Conservation, Open Space and Agricultural Zones

 **A** (Agriculture Zone)
 **OS1** (Public Open Space Zone)
 **OS2** (Private Open Space Zone)
 **EP** (Environmental Protection Zone)





Vaughan Metropolitan Centre Zones

	V1 (Station Precinct Zone)
	V2 (South Precinct Zone)
	V3 (Neighbourhood Precinct Zone)
	V4 (Employment Precinct Zone)






Residential Zones








	R1 (First Residential Zone)
	R2 (Second Residential Zone)
	R3 (Third Residential Zone)
	R4 (Fourth Residential Zone)
	R5 (Fifth Residential Zone)
	RT (Townhouse Zone)
	RM1 (Multiple Residential Zone 1)
	RM2 (Multiple Residential Zone 2)
	RE (Estate Residential)

Commercial Zones

-  **GC** (General Commercial Zone)
-  **NC** (Neighbourhood Commercial Zone)
-  **CC** (Convenience Commercial Zone)
-  **SC** (Service Commercial Zone)








Mixed-Use Zones

-  **LMU** (Low-Rise Mixed-Use Zone)
-  **MMU** (Mid-Rise Mixed-Use Zone)
-  **HMU** (High-Rise Mixed-Use Zone)
-  **GMU** (General Mixed-Use Zone)
-  **CMU** (Community Commercial Mixed-Use Zone)

	EMU (Employment Commercial Mixed-Use Zone)
	KMS (Main Street Mixed-Use - Kleinburg Zone)
	MMS (Main Street Mixed-Use - Maple Zone)
	WMS (Main Street Mixed Use - Woodbridge Zone)
Employment Zones	
	EM1 (Prestige Employment Zone)
	EM2 (General Employment Zone)
	EM3 (Mineral Aggregate Operation Zone)

 These lands shall not be subject to Zoning By-law 2021-01

Other Zones

-  **I1** (General Institutional Zone)
-  **I2** (Major Institutional Zone)
-  **U** (Utility Zone)
-  **FD** (Future Development Zone)
-  **PB1** (Parkway Belt Public Use Zone)
-  **PB2** (Parkway Belt Complementary Use Zone)
-  **PB3** (Parkway Belt West Recreational Zone)

200	201	202	203	204
180	181	182	183	184
161	162	163	164	165
142	143	144	145	146
124	125	126	127	128

Final: May, 2021

The Official Plan serves as a long-term policy framework to guide decision-making on where and how current and future growth will occur within the City to the year 2031. In accordance with Section 26 (9) of the Act, the City is required to update its Zoning By-law to implement requisite provisions, policies and land use designations of the Official Plan no later than three (3) years of the date the new Plan. The current in-effect City Zoning By-law 1-88 (“**By-law**”) was adopted over thirty (30) years ago and has undergone over 1,500 individual amendments and a series of consolidations. Within that same time the City has experienced significant growth and is anticipated to continue to grow and prosper well beyond the 2031 horizon. In tandem, planning best practices, provincial and municipal planning policies and processes have evolved since the adoption of By-law 1-88. Zoning By-laws are the principal tool municipalities use to implement the policies of their Official Plan. The existing By-law has become outdated and the City is need of a new Zoning By-law that is responsive and anticipatory of the emerging planning policies and is conformity with and fully implements the vision and the intent of the VOP. It is imperative for the Comprehensive City-Wide Zoning By-law update to rezone the southwesterly quadrant of Weston Road and Major Mackenzie Drive West to the “MMU” Mid-Rise Mixed-Use Zone designation. The new zone category will introduce a more appropriate zoning designation on the Subject Lands and area to align with the goals and objectives for the Vellore Centre and VOP.

Figure 2 – Schedule 13 – Land Use



From the onset of the Zoning Strategy Report prepared by WSP in 2018, emphasis was placed on the foundational understanding that the municipality’s regulatory framework, principally the Official Plan and Zoning By-law, creates the basis to direct growth and intensification. The land use policies established in the VOP contains provisions and objectives for increased densities and a more compact urban form. Within the VOP, the Subject Lands are located in an Intensification Area and are designated as a “Local Centre” on ‘Schedule 1 – Urban Structure’. The VOP identifies that Intensification Areas will be the primary

locations for the accommodation of growth and the greatest mix of uses, heights and densities in accordance with the prescribed hierarchy established in the Plan. The intent of Local Centres within the City structure is to provide a mixed-use focus for their respective communities, in a manner that is compatible with the local context. Prior to the adoption of the 2010 VOP, OPA 600 and 650 had established provisions that contemplated a higher and denser uses for the southwesterly corner of Vellore Centre. The new by-law provides the opportunity to bring this vision to fruition for the Vellore Centre and to reinforce the emerging Local Centre with the appropriate zoning designations to implement the existing land use designations and to further promote growth and intensification within the area.

Guided by the VOP, the Vellore Centre has experienced tremendous growth and is a host to some of Vaughan's newest mixed-use and pedestrian friendly communities. 'Schedule 13 – Land Use' of the VOP illustrates the land use designations in Vellore Centre and throughout the City. The Subject Lands are designated as "Mid-Rise Mixed-Use" with a maximum height of 6 storeys and a floor space index ("FSI") of 2.0 (**Figure 2**). The other quadrants of the intersection of Weston Road and Major Mackenzie Drive West share similar land use designations and have prescribed heights and densities.

The continuation of the "A" Agricultural Zone on the lands directly conflicts and deviates from the vision, uses, densities and objectives comprehensively planned and established in the VOP. In addition, the lands directly west, which are currently utilized as storage and maintenance yard for the MTO are in a similar scenario; the MTO lands are proposed to retain their existing (A) Agricultural Zone designation. The new Draft Zoning By-law has made great strides towards producing a concise, direct and streamlined document that incorporates enhanced content to strengthen regulations within the City. However, there is an apparent lack of harmonization between the Official Plan and the new Zoning By-law. That is needed to bring the new Zoning By-law into conformity with and fully implement the vision and intent of the VOP.

Respectfully request that Council direct our requested changes to be implemented in the proposed City-wide Comprehensive Zoning By-law prior to adoption. In addition, we request notice of any future meetings dealing with this matter and future notice of adoption. Should you have any questions, please do not hesitate to contact the undersigned.

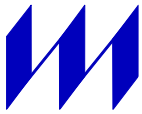
Yours truly,

KLM PLANNING PARTNERS INC.



Mark Yarranton, BES, MCIP, RPP
President

cc: Ernest Racco
Jim Harnum, City Manager
Haiqing Xu, Deputy City Manager, Planning & Growth Management
Brandon Correia, Manager, Special Projects
Aidan Pereira, KLM Planning Partners Inc.



**WESTON
CONSULTING**

planning + urban design

Communication : C 25
Committee of the Whole (2)
June 8, 2021
Item # 8

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

June 7, 2021
File 7531

Attn: Todd Coles, City Clerk

**RE: City-Wide Comprehensive Zoning By-law
Committee of the Whole (Public Meeting) – Item 8
Property South of Clark Avenue West and West of Bathurst Street (839-911 Clark
Avenue West and 1-279 Smallwood Circle)**

Weston Consulting is the planning consultant for Wycliffe Clark Limited, the owner of the property located on the south side of Clark Avenue West, west of Bathurst Street (839-911 Clark Avenue West and 1-279 Smallwood Circle) in the City of Vaughan (herein referred to as the 'subject property'). A letter commenting on the third draft of the City-wide Comprehensive Zoning By-law, in relation to the subject property, was previously submitted dated October 28, 2020 (Attachment 1). This previous letter accidentally noted the incorrect property address in the subject line. However, the text of that letter and the associated attachments correctly referenced the subject property.

We have reviewed the final draft of the City-wide Comprehensive Zoning By-law (the "CZBL") and note that our comments provided in the previous submission are not reflected in the CZBL. The subject property's zoning is still incorrect. In addition, we reviewed Staff's Public Comment-Response Matrix and note that the City's response to our comments inaccurately describes applications Z.16.037, 19T-16V008, DA.16.079 and 19CDM-16V005 as on-going applications which is not accurate as these applications have all been approved and site-specific zoning is in place. We ask that Staff's comments be updated.

The final draft of the CZBL zones the subject property as A-1083 (Map 37) and the text of Exception 1083 does not conform to the property's approved site-specific Zoning By-law 081-2018 (Attachment 2). In addition, Exception 1083 indicates that the applicable parent zones for the subject property are A – Agriculture Zone, R4 – Fourth Density Residential Zone and RM2 – Multiple Unit Residential Zone, which does not correspond with the approved RT1 zone category for the property. The CZBL also doesn't recognize the property's Minor Variance approval (A185/19) which became final and binding on May 13, 2020 (Attachment 3).

The zoning needs to be corrected in order for the CZBL to have an accurate record of the approved site-specific zoning for the subject property. As requested in our previous letter, we ask that the

CZBL be amended to reflect the approved RT1 zone category for the subject property and include the approved site-specific Zoning By-law regulations, which are attached for reference.

We thank you for the opportunity to provide these comments and we request to be notified of any future reports and/or meetings regarding the CZBL and any decisions regarding this matter. Please contact the undersigned at ext. 309 should you have any questions regarding this submission.

Yours truly,

Weston Consulting

Per:

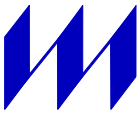


Jenna Thibault, B.Sc., MPL, MCIP, RPP
Senior Planner

- c. Haiqing, Xu, Deputy City Manager, Planning and Growth Management
Brandon Correia, Manager of Special Projects
G. Bensky, Wycliffe Homes
K. Franklin, Weston Consulting

Attachment 1 – Submission Letter dated October 28, 2020
Attachment 2 – Zoning By-law 081-2018
Attachment 3 – Notice of Decision (A185/19)

Attachment 1 - Submission Letter dated October 28, 2020



**WESTON
CONSULTING**

planning + urban design

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

October 28, 2020
File 7531

Attn: Todd Coles, City Clerk

**RE: City-Wide Comprehensive Zoning By-law Review
Committee of the Whole (Public Meeting) – Item 1
11650 & 11700 Keele Street**

Weston Consulting is the planning consultant for Wycliffe Clark Limited, the owner of the property located on the south side of Clark Avenue West, west of Bathurst Street in the City of Vaughan (herein referred to as the 'subject property'). We have reviewed the third draft of the City-wide Comprehensive Zoning By-law (the "CZBL") and provide the following comments on behalf of the landowner.

Development Planning applications Z.16.037, 19T-16V008, DA.16.079, and 19CDM-16V005 have been approved to permit the development of the property for 79 townhouse units on a common element condominium road. The Zoning By-law Amendment application was approved by City of Vaughan Council in 2018 and Zoning By-law 081-2018 (Attachment 1) came into effect on May 23, 2018. This site-specific Zoning By-law rezoned the subject property from "A" Agricultural Zone to "RT1" Residential Townhouse Zone with site-specific provisions. In addition, a Minor Variance application (A185/19) was submitted in December of 2019 and approved by the Committee of Adjustment on February 27, 2020, becoming final and binding on May 13th. The Notice of Decision with the details of the approved variances is attached for your reference (Attachment 2).

The third draft of the CZBL zones the subject property as A-1083. We have reviewed the text of Exception 1083 and recognize that it does not conform to the approved Zoning By-law 081-2018 or the Minor Variance approval. In addition, the CZBL indicates that the applicable parent zones for the subject property are A – Agriculture Zone, R4 – Fourth Density Residential Zone and RM2 – Multiple Unit Residential Zone, which does not correspond with the approved RT1 zone category for the property. The third draft CZBL, does include an RT1 – Townhouse Residential Zone which complies with the base use being developed on this site.

Based on our review of the CZBL, the zoning proposed for the subject property is inaccurate. We request that the CZBL be amended to reflect the approved RT1 zone category for the subject property and include the approved site-specific Zoning By-law regulations approved in both the Zoning By-law approval and the Minor Variance application.

We thank you for the opportunity to provide these comments and will continue to monitor the City-wide Comprehensive Zoning By-law process. We request to be notified of any future reports and/or meetings regarding the CZBL and any decisions regarding this matter.

Please contact the undersigned at ext. 309 should you have any questions regarding this submission.

Yours truly,

Weston Consulting

Per:



Jenna Thibault, B.Sc., MPL, MCIP, RPP
Senior Planner

- c. Nick Spensieri, Deputy City Manager, Infrastructure Development
Brandon Correia, Manager of Special Projects
G. Bensky, Wycliffe Homes
K. Franklin, Weston Consulting

Attachment 1 – Zoning By-law 081-2018
Attachment 2 – Notice of Decision (A185/19)

WYCLIFFE CLARK LIMITED

THE CORPORATION OF THE CITY OF VAUGHAN

IN THE MATTER OF Section 34,
Subsections (18) and (19) of
the Planning Act, R.S.O. 1990, c.P.13

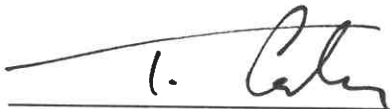
I, TODD COLES, of the Township of King, make oath and say:

- 1. THAT I am the City Clerk of the Corporation of the City of Vaughan and as such, have knowledge of the matters hereinafter deposed to.
- 2. THAT By-law Number 081-2018 was passed by the Council of the Corporation of the City of Vaughan on the 23rd day of May 2018, and written notice was given on the 28th day of May 2018 in the manner and form and to the persons prescribed in Regulation 199/96.
- 3. THAT no notice of appeal setting out an objection to By-law 081-2018 was filed with me within twenty (20) days from the date of written notice of the passing of the by-law.
- 4. THAT By-law Number 081-2018 is deemed to have come into effect on the 23rd day of May 2018.

SWORN BEFORE ME in the City
of Vaughan, in the Regional
Municipality of York, this
19th day of June 2018.



A Commissioner, etc.
Christine Marie Monique Vignesault,
a Commissioner, etc.,
Province of Ontario, for
The Corporation of the City of Vaughan.
Expires July 5, 2020.


TODD COLES
City Clerk

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 081-2018

A By-law to amend City of Vaughan By-law 1-88.

WHEREAS the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

AND WHEREAS there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

NOW THEREFORE the Council of the Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
 - a) Rezoning the lands shown as "Subject Lands" on Schedule "1" attached hereto from A Agricultural Zone to RT1 Residential Townhouse Zone in the manner shown on the said Schedule "1"
 - b) Adding the following Paragraph to Section 9.0 "EXCEPTIONS":

"(1458) Notwithstanding the provisions of:

 - a) Subsection 2.0 respecting the Definition of Gross Floor Area, Lot, and Street Line;
 - b) Subsection 3.8 respecting Parking Requirements;
 - c) Subsection 3.13 respecting Minimum Landscape Area;
 - d) Subsection 3.21 respecting Frontage on a Public Street;
 - e) Subsection 4.1.2 respecting Soft Landscaped Area;
 - f) Subsection 4.1.4 f) respecting Dimensions of Driveways;
 - g) Subsection 4.22.2 respecting Encroachments;
 - h) Subsection 4.22.3 and Schedule "A3" respecting the zone standards in the RT1 Residential Townhouse Zone;

the following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1588":

 - ai) For the purposes of this By-law, the following definitions shall apply:
 - i) **GROSS FLOOR AREA** – Means the aggregate of the floor areas of all storeys of a building, measured to the exterior of the outside walls, but not including the area of any cellar, or car parking area above or below grade within the building or within a separate structure, or mechanical penthouse or rooftop laundry room.
 - ii) **LOT** – Means a parcel of land fronting on a public or private street;
 - iii) **STREET LINE** – Means the dividing line between a front lot line and

a public or private street:

- bi) A minimum of 20 visitor parking spaces shall be provided, of which 2 shall be barrier-free parking spaces;
- ci) The minimum landscape strip width abutting a street line shall be 1.2 m;
- cii) Notwithstanding ci) above, and for further clarification, the minimum landscape strip on Clark Avenue West shall be 2.5 m;
- di) No person shall erect or construct a building or structure unless such building or structure has access to a private road or driveway that provides access to a public street;
- ei) A minimum of 58.4 % of the required minimum landscaped area shall be composed of soft landscaping;
- fi) Where a lot has a minimum frontage of 7.0 to 8.99 m, the maximum driveway width shall be 5.9 m;
- gi) Exterior stairways are permitted to encroach a maximum of 0.95 m into a required interior side yard for Blocks A, B, C, D, E, F, G and Z;
- gii) Porches and balconies (uncovered, unexcavated and unenclosed) are permitted to encroach a maximum of 4.4 m into a required rear yard;
- giii) A 0 m no encroachment zone shall be maintained within the front yard and exterior side yards and within the interior side yard abutting a walkway;
- giv) The maximum finished floor elevation of an unenclosed porch shall not exceed 1.75 m above finished grade;
- hi) The minimum lot frontage shall be;
 - i) Blocks H, I, J, K, L, M, N, O - 5.5 m;
 - ii) Blocks A, B, C, D, E, F, G, Z - 5.9 m;
- hii) The minimum lot area shall be 117 m²/unit;
- hiii) The minimum rear yard shall be:
 - i) Blocks H and L - 5.65 m;
 - ii) Blocks B, C, G, I, J, K, M, N, O - 6.0 m;
 - iii) Blocks A, D, E, F, Z - 6.6 m;
- hiv) The minimum exterior side yard shall be 0.85 m;
- hv) The minimum exterior side yard abutting a sight triangle shall be 0 m;
- hvi) The maximum building height shall be;
 - i) Blocks A, B, C, D, E, F, G, Z - 14.1 m;
 - ii) Blocks H, I, J, K, L, M, N, O - 12.8 m;
- hvii) The minimum interior side yard shall be:
 - i) Blocks D, E, F, G - 0.9 m;
 - ii) Blocks A, B, C, Z - 0.95 m;


- hviii) the minimum lot depth shall be:
 - i) Block G - 19 m;
 - ii) Block F - 20 m;
 - iii) Blocks A, B, C, D, E, Z - 21.0 m;
 - iv) Blocks H, I, J, K, L, M, N, O - 23.0;
- hix) The minimum front yard shall be:
 - i) Block G - 2.5 m;
 - ii) Block F - 2.6 m;
 - iii) Blocks A, B, C, D, E, Z - 3.3 m;
- hx) The minimum front yard setback to the stairs for Blocks A, B, C, D, E, F, G and Z shall be 0 m;
- hxi) A maximum of 7 townhouse units may be constructed in a row in Blocks H, I, J, L, M and N;
- hxii) The maximum interior garage width shall be 5.6 m and the minimum interior garage width shall be 2.75 m;
- c) Adding Schedule "E-1588" attached hereto as Schedule "1".
- d) Deleting Key Map 2A and substituting therefor the Key Map 2A attached hereto as Schedule "2".

2. Schedules "1", and "2" shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 23rd day of May, 2018.



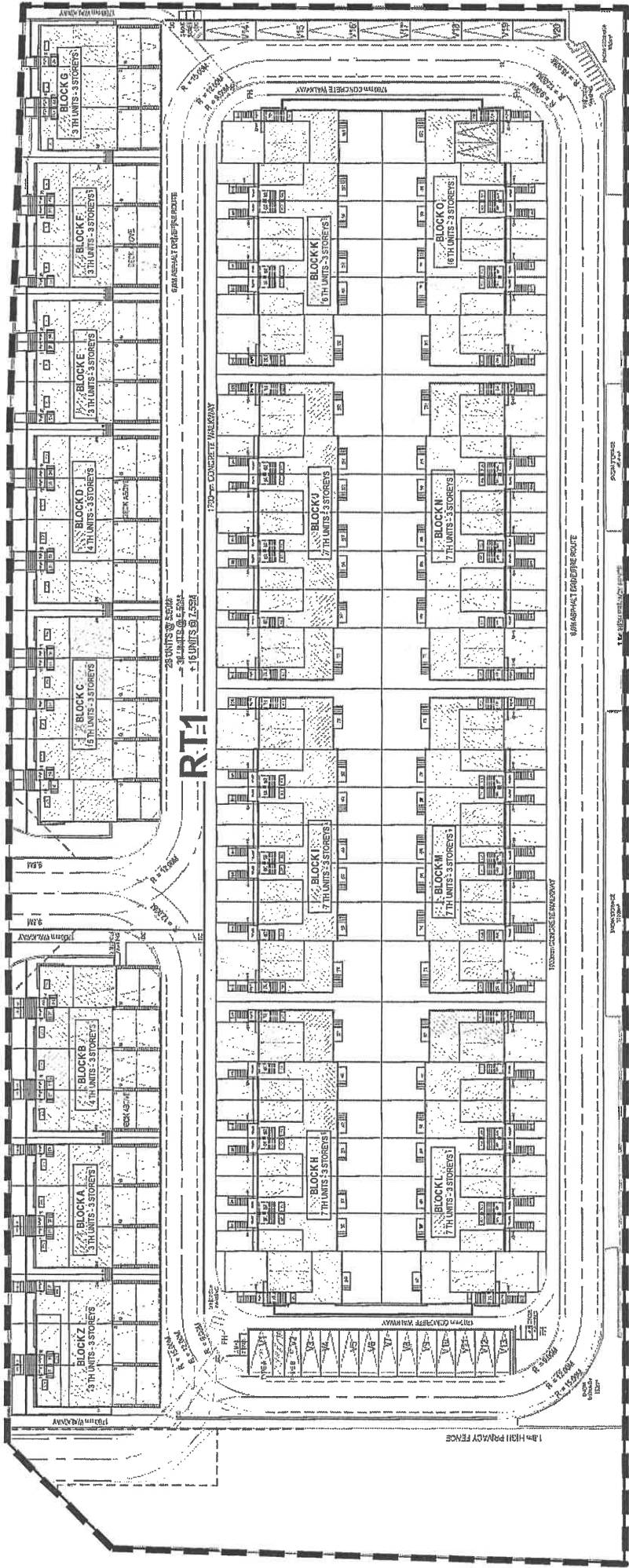
Hon. Maurizio Bevilacqua, Mayor



Todd Coles, City Clerk



Clark Avenue West



THIS IS SCHEDULE 'E-1588'
TO BY-LAW 1-88
SECTION 9(158)

SUBJECT LANDS



FILE: Z.16.037

RELATED FILES: DA.16.079, 19T-16V008, 19CDM-16V005

LOCATION: PART OF LOT 3, CONCESSION 2

APPLICANT: WYCLIFF CLARK LIMITED

CITY OF VAUGHAN

SIGNING OFFICERS
[Signature]
[Signature]
MAYOR
CLERK

THIS IS SCHEDULE '1'
TO BY-LAW 081 -2018
PASSED THE 23rd DAY OF May, 2018

SUMMARY TO BY-LAW 081-2018

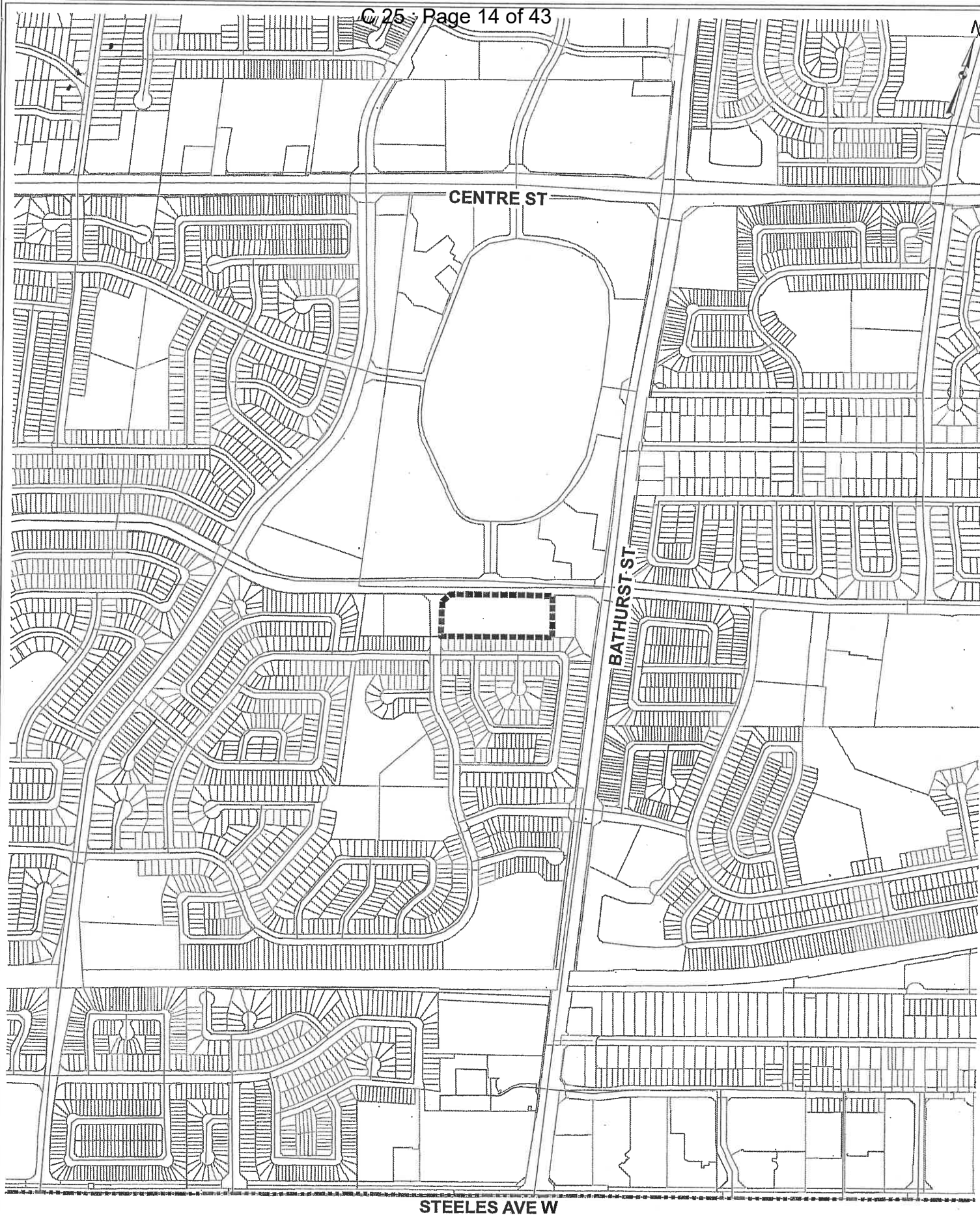
The lands subject to this By-law are located on the south side of Clark Avenue West, west of Bathurst Street, being Part of Lot 3, Concession 2, City of Vaughan.

The purpose of this By-law is to rezone the subject lands from A Agricultural Zone to RT1 Residential Townhouse Zone and to permit site-specific exceptions to the RT1 Zone to facilitate the development of 82 freehold townhouse units which are served by a private common element condominium road, and visitor parking spaces.

The exceptions to the RT1 Zone are as follows:

- A minimum of twenty (20) visitor parking spaces shall be provided, of which two (2) shall be barrier-free spaces;
- A minimum landscape strip width abutting a street line shall be 1.2 m;
- The minimum landscape strip along Clark Avenue West shall be 2.5 m;
- No person shall erect or construct a building or structure unless such building or structure has access to a private road or driveway that provides access to a public street;
- A minimum of 58.4% of the required minimum landscaped area shall be composed of soft landscaping;
- Where a lot has a minimum frontage of 7.0 – 8.99 m, the maximum driveway width shall be 5.9 m;
- Exterior stairways are permitted to encroach a maximum of 0.95 m into a required interior side yard for Blocks A, B, C, D, E, F, G and Z;
- Porches and balconies (uncovered, unexcavated and unenclosed) are permitted to encroach a maximum of 4.4 m into a required rear yard;
- A 0 m no encroachment zone shall be maintained within the front yard and exterior side yards and within the interior side yard abutting a walkway;
- The maximum finished floor elevation of an unenclosed porch shall not exceed 1.75 m above finished grade;
- The minimum lot frontage shall be 5.5 m for Blocks H, I, J, K, L, M, N, and O;
- The minimum lot frontage shall be 5.9 m for Blocks A, B, C, D, E, F, G, and Z;
- The minimum lot area shall be 117 to m²/unit;
- The minimum rear yard shall be 5.65 m for Blocks H and L;
- The minimum rear yard shall be 6.0 m for Blocks B, C, G, I, J, K, M, N and O;
- The minimum rear yard shall be 6.6 m for Blocks A, D, E, F, and Z;
- The minimum exterior side yard shall be 0.85 m;
- The minimum exterior side yard abutting a sight triangle shall be 0 m;
- The maximum building height shall be 14.1 m for Blocks A, B, C, D, E, F, G and Z;
- The maximum building height shall be 12.8 m for Blocks H, I, J, K, L, M, N, and O;
- The minimum interior side yard shall be 0.9 m for Blocks D, E, F, and G;
- The minimum interior side yard shall be 0.95 m for Blocks A, B, C, and Z;
- The minimum lot depth for Block G shall be 19 m;
- The minimum lot depth for Block F shall be 20.0 m;
- The minimum lot depth for Blocks A, B, C, D, E, and Z shall be 21.0 m;
- The minimum lot depth for Blocks H, I, J, K, L, M, N, and O shall be 23.0 m;
- The minimum front yard for Block G shall be 2.5 m;

- The minimum front yard for Block F shall be 2.6 m;
- The minimum front yard for Blocks A, B, C, D, E and Z shall be 3.3 m;
- The minimum front yard setback to the stairs for Blocks A, B, C, D, E, F, G, and Z shall be 0 m;
- A maximum of seven (7) townhouse units may be constructed in a row in Blocks H, I, J, L, M, N; and
- The maximum interior garage width shall be 5.6 m and the minimum interior garage width shall be 2.75 m.



CITY OF
TORONTO

0 125 250 500 Metres

LOCATION MAP TO BY-LAW 081 -2018

FILE: Z.16.037

RELATED FILES: DA.16.079, 19T-16V008, 19CDM-16V005

LOCATION: PART OF LOT 3, CONCESSION 2

APPLICANT: WYCLIFF CLARK LIMITED

CITY OF VAUGHAN



Committee of Adjustment
 2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
 T 905 832 8585
 E CofA@vaughan.ca

NOTICE OF DECISION

Minor Variance Application A185/19

Section 45 of the Planning Act, R.S.O. 1990, c.P.13

Re-Issuance of Notice Pursuant to Section 4 of O.Reg 149/20

Date of Hearing: Thursday, February 27, 2020

Applicant: Wycliffe Clark Limited

Agent: Kurt Franklin - Weston Consulting Group Inc.

Property: 839 -911 Clark Avenue and 1 -279 Smallwood Circle, Thornhill

Zoning: The subject lands are zoned RT1 Residential Townhouse Zone, and subject to the provisions of Exception No. 9(1458) under By-law 1-88 as amended.

OP Designation: Vaughan Official Plan 2010: Low-Rise Residential

Related Files: None

Purpose: Relief of the by-law is being requested to permit a reduced number of townhouse units for Blocks N, O & P from an approved 82 units to 79 units to facilitate (draft) plan of subdivision application 19T-16V008.

The development as shown as Drawing No. A100 (as submitted with the application) is to replace the current Schedule E-1588 as part of Exception No. 9(1458).

The following variances are being requested from By-Law 1-88, as amended, to accommodate the above proposal:

By-law Requirement	Proposal
1. A minimum lot depth of 27.0 metres is required.	1. To permit a minimum lot depth of 23.0 metres for Block P.
2. A minimum rear yard setback of 7.5 metres is required.	2. To permit a minimum rear yard setback of 6.0 metres for Block P.
3. A minimum interior side yard setback of 1.2 metres shall be permitted for an end unit.	3. To permit a minimum interior side yard setback of 0.95 metres for the end unit in Block C.
4. A maximum building height of 12.8 metres is permitted for Blocks N and O and a maximum building height of 11.0 metres is permitted for Block P.	4. To permit a maximum building height of 14.0 metres for Blocks N, O and P.
5. A minimum lot frontage of 6.0 metres is required.	5. To permit a minimum lot frontage of 5.5 metres for Block P.
6. Schedule E-1588 as Part of Exception No. 9(1458) applies to this development.	6. To permit the development as shown as Drawing No. A100 attached to this application and to replace the current Schedule E-1588 as part of Exception No. 9(1458).

Sketch: A sketch illustrating the request has been attached to the decision.

Having regard to the requirements of Section 45 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, including the written and oral submissions related to the application, it is the decision of the Committee:

THAT Application No. A185/19 on behalf of Wycliffe Clark Limited be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following condition:

	Department/Agency	Condition
1	Development Planning Michael Di Febo 905-832-8585 x 8990 michael.difebo@vaughan.ca	That Development Application File Number DA.19.064 be approved to the satisfaction of the Development Planning Department.

For the following reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

Please Note:

It is the responsibility of the owner/applicant and/or authorized agent to address any condition(s) of approval noted in this decision to the satisfaction of the commenting department or agency. Once conditions have been satisfied, the Secretary Treasurer will be in a position to issue a clearance letter which is required prior to the issuance of a Building Permit.

Relief granted from the City's Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City's Zoning By-law or additional variances may be required.

Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

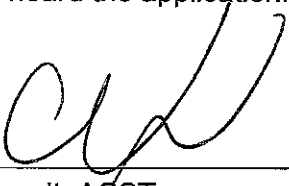
Written & oral submissions considered in the making of this decision were received from the following:

Public Written Submissions	Public Oral Submissions
* Public Correspondence received and considered by the Committee in making this decision	*Please refer to the approved Minutes of the Thursday, February 27, 2020 meeting for submission details.
N/A	N/A

Late Written Public Submissions:

In accordance with the Committee of Adjustment Procedural By-law (069-2019) public written submissions on an Application shall only be received by the Secretary Treasurer until 4:00 p.m. on the last business day prior to the day of the scheduled Meeting.

**ORIGINAL NOTICE OF DECISION DATED MARCH 6, 2020 SIGNED BY ALL MEMBERS
PRESENT WHO CONCURRED IN THIS DECISION**

DATE OF HEARING:	Thursday, February 27, 2020
DATE OF ORIGINAL NOTICE:	March 6, 2020
DATE OF RE-ISSUED NOTICE PURSUANT TO O.REG 149/20: <i>Pursuant to Section 4 of O.Reg 149/20, notices of decision issued pursuant to subsection 45 of the Planning Act on or after February 26, 2020 and before April 15, 2020 are deemed to have not been completed, and notices shall be given again (no later than 10 days after the lifting of the provincial statutory COVID-19 emergency Order)</i>	April 22, 2020
LAST DAY FOR *APPEAL: *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal. <i>The last day of appeal is 20 days after the giving of notice in accordance with subsection 4(4) of Ontario Regulation 149/20.</i>	May 12, 2020 4:30 p.m.
CERTIFICATION: I hereby certify that this is a true copy of the decision of the City of Vaughan's Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application.  <hr/> Christine Vigneault, ACST Manager Development Services & Secretary Treasurer to the Committee of Adjustment	

Appealing to The Local Planning Appeal Tribunal
 The *Planning Act*, R.S.O. 1990, as amended, Section 45

The applicant, the Minister or any other person or public body who has an interest in the matter may within 20 days *after the giving of notice in accordance with subsection 4(4) of Ontario Regulation 149/20* appeal to the Local Planning Appeal Tribunal (LPAT) against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal (A1 Appeal Form) setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Tribunal under the *Local Planning Appeal Tribunal Act*.

Note: A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

When **no appeal is lodged** within twenty days of the date of the making of the decision, the decision becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer.

PLEASE NOTE: As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time. Please mail or courier appeals and prescribed fees to:

Office of the City Clerk - Committee of Adjustment
 2141 Major Mackenzie Drive
 Vaughan Ontario, L6A 1T1

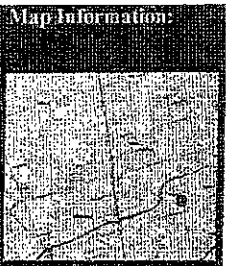
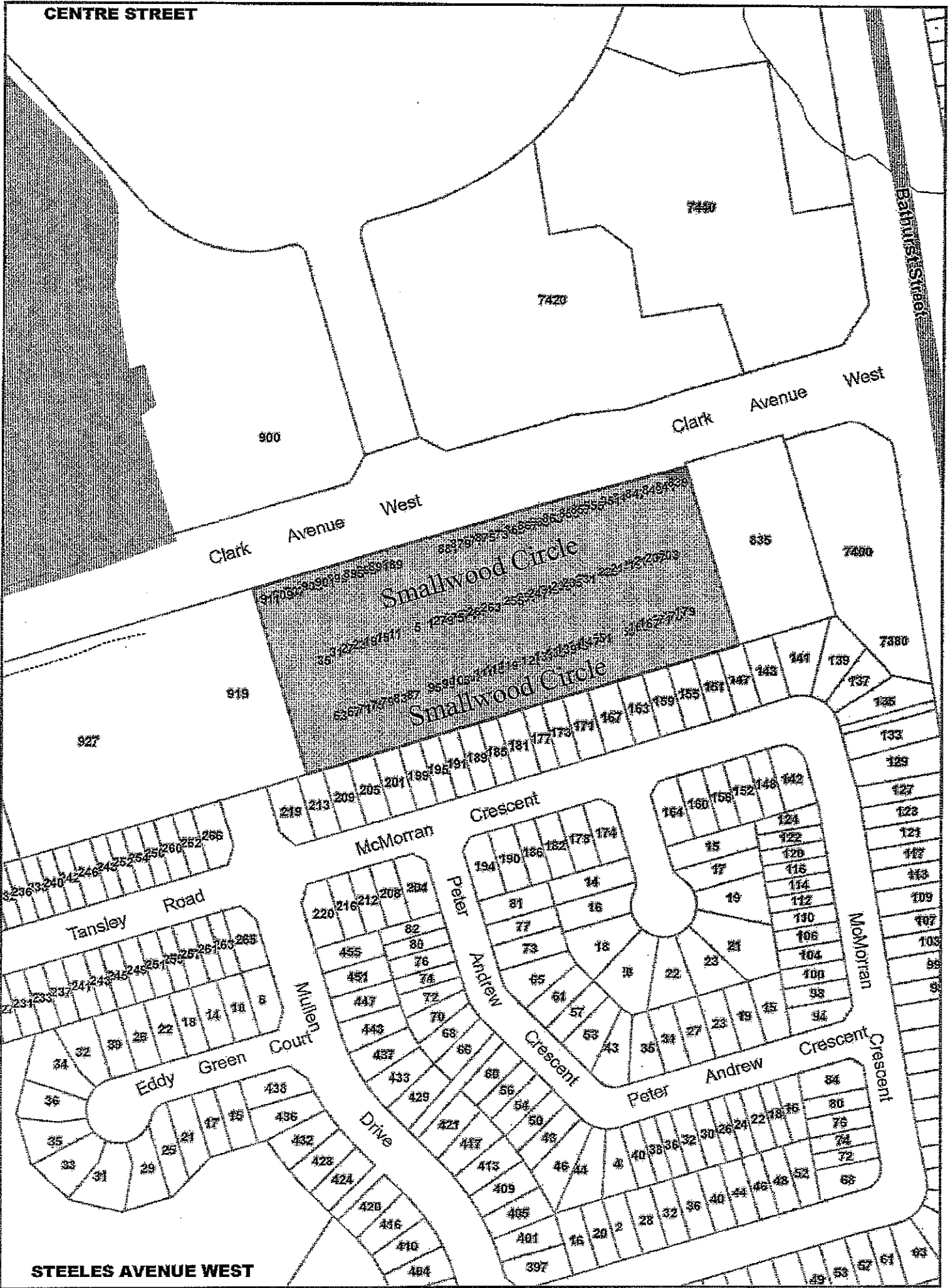
If you have questions regarding the appeal process, please email cofa@vaughan.ca

Appeal Fees & Forms

Local Planning Appeal Tribunal: The LPAT appeal fee is \$300 plus \$25 for each additional consent/variance appeal filed by the same appellant against connected applications. The LPAT Appeal Fee must be paid by certified cheque or money order payable to the "Minister of Finance". Notice of appeal forms (A1 Appeal Form – Minor Variance) can be obtained at www.elto.gov.on.ca or by visiting our office.

City of Vaughan LPAT Processing Fee: \$841.00 per application

*Please note that all fees are subject to change.




Title:


LOCATION MAP - A185/19

839-911 Clark Avenue and 1-279 Smallwood Circle, THORNHILL

Disclaimer:
The information shown on this map is for informational purposes only. It is not intended to be used as a legal document. The user of this map assumes all responsibility for its use.

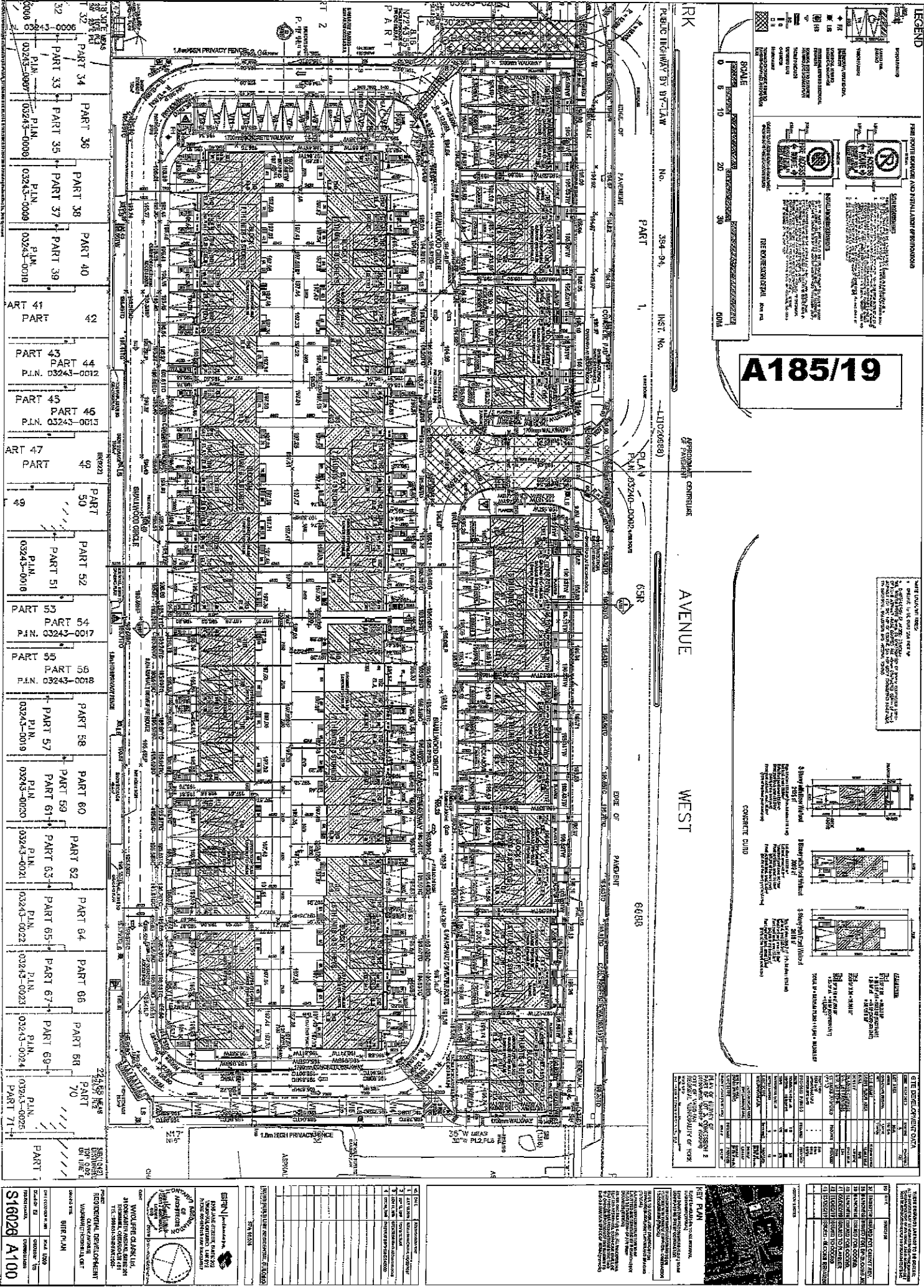
**VAUGHAN**

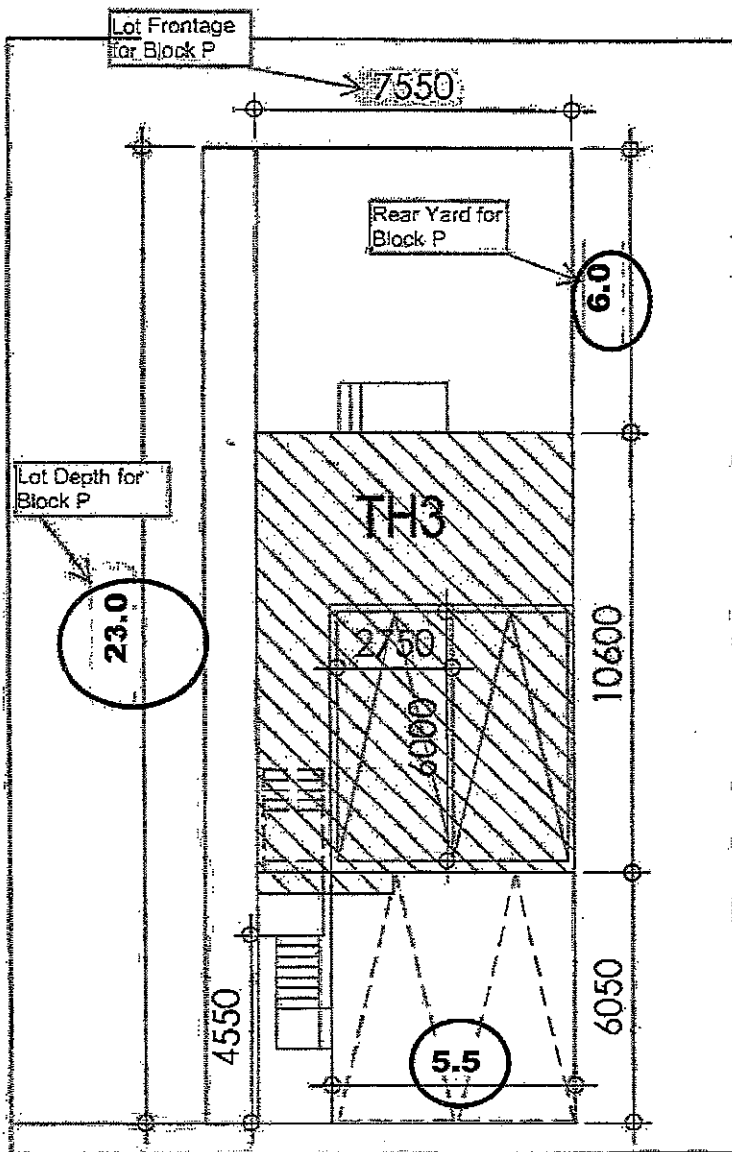
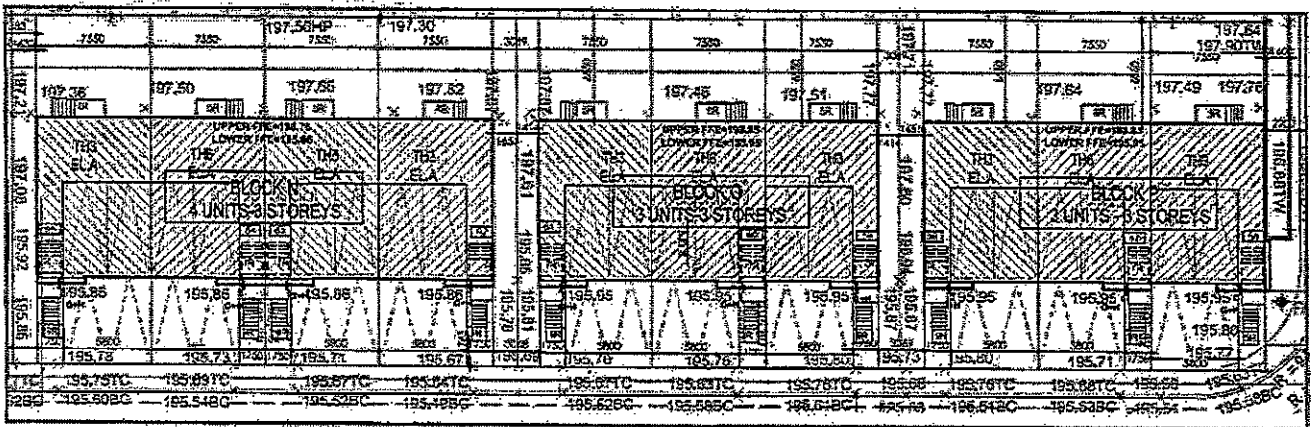
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0 0.04 km



Created By:
Infrastructure Delivery
Department
January 8, 2020 3:30 PM

Projection:
NAD 83
UTM Zone
17N





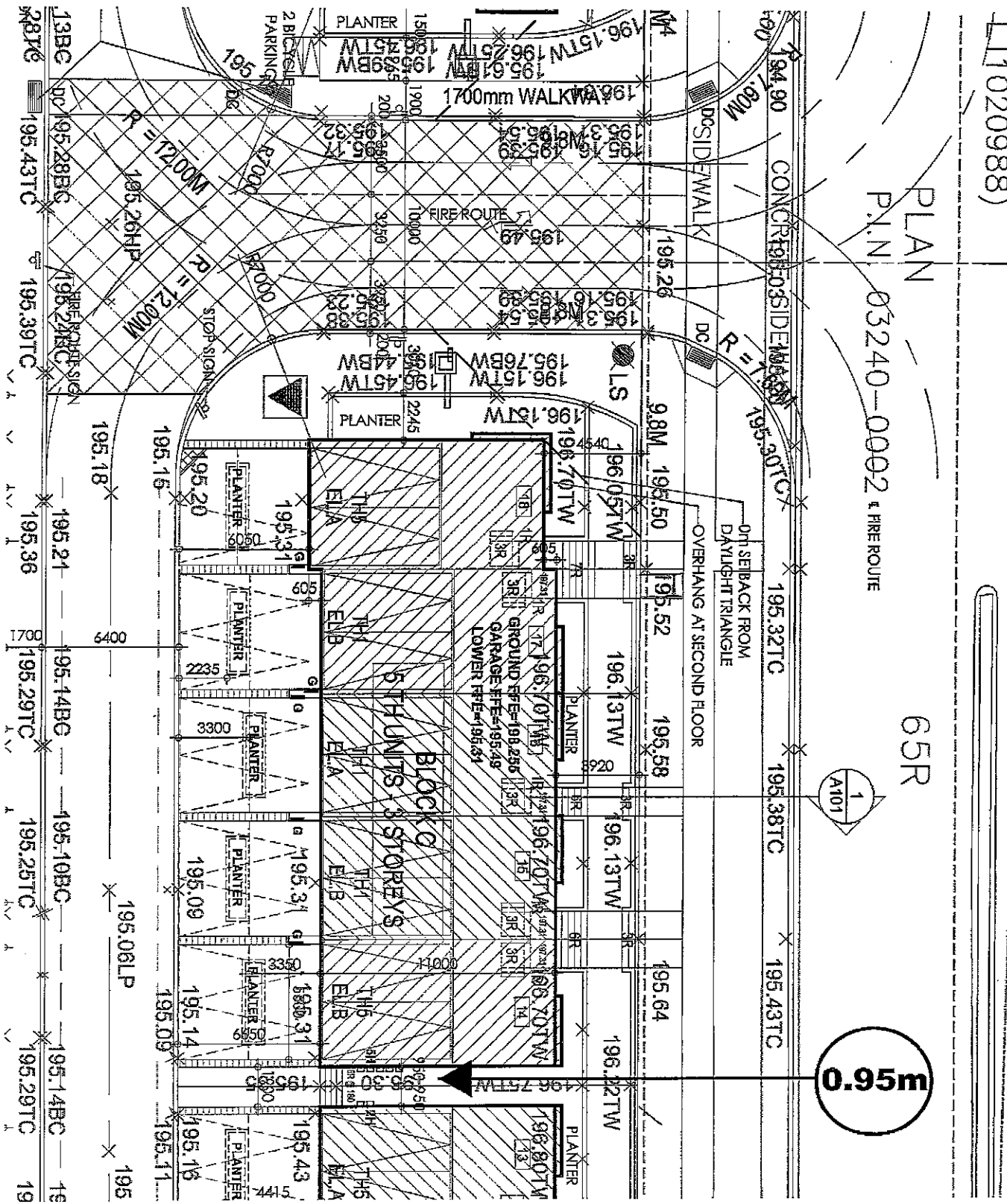
The approved Zoning By-law did not contain Block P. Thus, a minor variance application is required to incorporate Block P into the Zoning By-law. A site plan revision application has also been submitted and is currently under review by City Planning Staff.

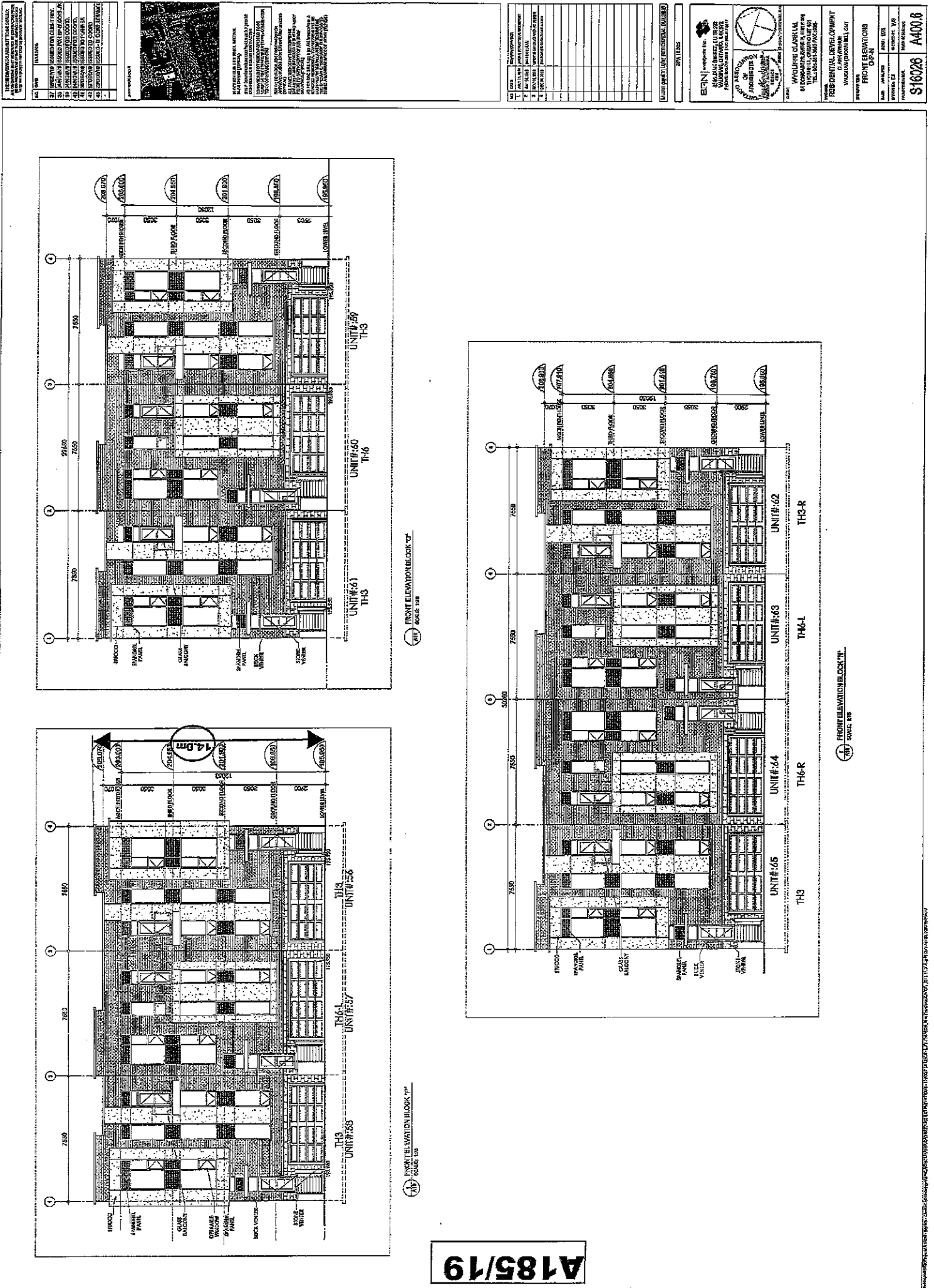
Blocks N, O, & P are comprised of units TH3 and TH6. These units have the same exterior and lot dimensions. They only differ in the interior which is not part of the minor variance application.

Since Block P was not part of the originally approved Zoning By-law, this Block needs to be added to the Zoning By-law through a minor variance application.

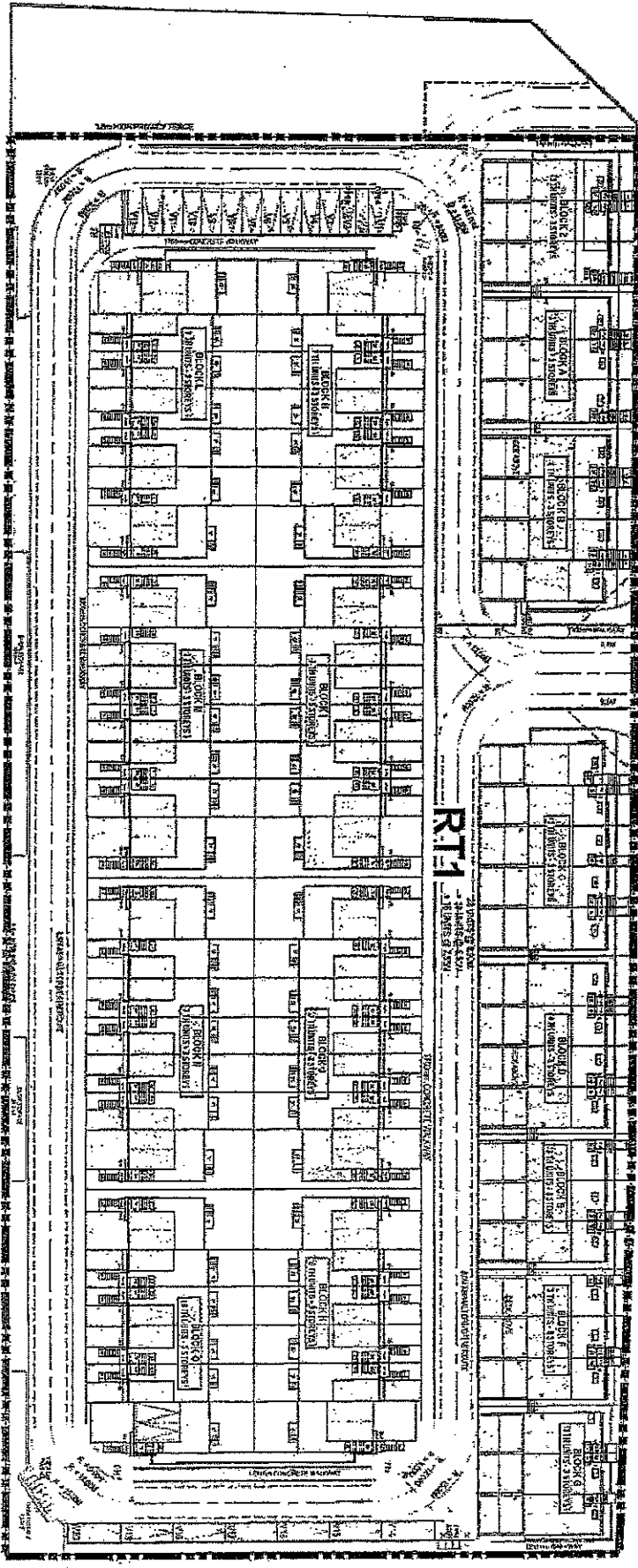
AVENUE

(0.95m)






Clark Avenue West



THIS IS SCHEDULE 'E'-1588
TO BY-LAW 1-88
SECTION 9(1458)

 SUBJECT LANDS

0 12.5 25 60 Metres

FILE: Z.16.037
RELATED FILES: DA.16.079, 19T-16V008, 19CDM-16V005
LOCATION: PART OF LOT 3, CONCESSION 2
APPLICANT: WYCLIFFE CLARK LIMITED
CITY OF VAUGHAN

THIS IS SCHEDULE '1'
TO BY-LAW 193-2018
PASSED THE 12th DAY OF DECEMBER, 2018

SIGNING OFFICERS


MAYOR

CLERK

Attachment 2 – Zoning By-law 081-2018

THE CORPORATION OF THE CITY OF VAUGHAN

IN THE MATTER OF Section 34,
Subsections (18) and (19) of
the Planning Act, R.S.O. 1990, c.P.13

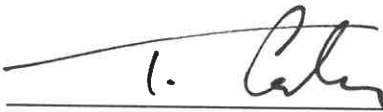
I, TODD COLES, of the Township of King, make oath and say:

- 1. THAT I am the City Clerk of the Corporation of the City of Vaughan and as such, have knowledge of the matters hereinafter deposed to.
- 2. THAT By-law Number 081-2018 was passed by the Council of the Corporation of the City of Vaughan on the 23rd day of May 2018, and written notice was given on the 28th day of May 2018 in the manner and form and to the persons prescribed in Regulation 199/96.
- 3. THAT no notice of appeal setting out an objection to By-law 081-2018 was filed with me within twenty (20) days from the date of written notice of the passing of the by-law.
- 4. THAT By-law Number 081-2018 is deemed to have come into effect on the 23rd day of May 2018.

SWORN BEFORE ME in the City)
of Vaughan, in the Regional)
Municipality of York, this)
19th day of June 2018.)



A Commissioner, etc.
Christine Marie Monique Vignessault,
a Commissioner, etc.,
Province of Ontario, for
The Corporation of the City of Vaughan.
Expires July 5, 2020.


TODD COLES
City Clerk

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 081-2018

A By-law to amend City of Vaughan By-law 1-88.

WHEREAS the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

AND WHEREAS there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

NOW THEREFORE the Council of the Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
 - a) Rezoning the lands shown as "Subject Lands" on Schedule "1" attached hereto from A Agricultural Zone to RT1 Residential Townhouse Zone in the manner shown on the said Schedule "1"
 - b) Adding the following Paragraph to Section 9.0 "EXCEPTIONS":

"(1458) Notwithstanding the provisions of:

 - a) Subsection 2.0 respecting the Definition of Gross Floor Area, Lot, and Street Line;
 - b) Subsection 3.8 respecting Parking Requirements;
 - c) Subsection 3.13 respecting Minimum Landscape Area;
 - d) Subsection 3.21 respecting Frontage on a Public Street;
 - e) Subsection 4.1.2 respecting Soft Landscaped Area;
 - f) Subsection 4.1.4 f) respecting Dimensions of Driveways;
 - g) Subsection 4.22.2 respecting Encroachments;
 - h) Subsection 4.22.3 and Schedule "A3" respecting the zone standards in the RT1 Residential Townhouse Zone;

the following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1588":

 - ai) For the purposes of this By-law, the following definitions shall apply:
 - i) **GROSS FLOOR AREA** – Means the aggregate of the floor areas of all storeys of a building, measured to the exterior of the outside walls, but not including the area of any cellar, or car parking area above or below grade within the building or within a separate structure, or mechanical penthouse or rooftop laundry room.
 - ii) **LOT** – Means a parcel of land fronting on a public or private street;
 - iii) **STREET LINE** – Means the dividing line between a front lot line and

a public or private street:

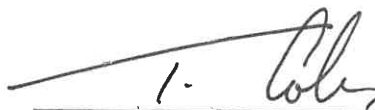
- bi) A minimum of 20 visitor parking spaces shall be provided, of which 2 shall be barrier-free parking spaces;
- ci) The minimum landscape strip width abutting a street line shall be 1.2 m;
- cii) Notwithstanding ci) above, and for further clarification, the minimum landscape strip on Clark Avenue West shall be 2.5 m;
- di) No person shall erect or construct a building or structure unless such building or structure has access to a private road or driveway that provides access to a public street;
- ei) A minimum of 58.4 % of the required minimum landscaped area shall be composed of soft landscaping;
- fi) Where a lot has a minimum frontage of 7.0 to 8.99 m, the maximum driveway width shall be 5.9 m;
- gi) Exterior stairways are permitted to encroach a maximum of 0.95 m into a required interior side yard for Blocks A, B, C, D, E, F, G and Z;
- gii) Porches and balconies (uncovered, unexcavated and unenclosed) are permitted to encroach a maximum of 4.4 m into a required rear yard;
- giii) A 0 m no encroachment zone shall be maintained within the front yard and exterior side yards and within the interior side yard abutting a walkway;
- giv) The maximum finished floor elevation of an unenclosed porch shall not exceed 1.75 m above finished grade;
- hi) The minimum lot frontage shall be;
 - i) Blocks H, I, J, K, L, M, N, O - 5.5 m;
 - ii) Blocks A, B, C, D, E, F, G, Z - 5.9 m;
- hii) The minimum lot area shall be 117 m²/unit;
- hiii) The minimum rear yard shall be:
 - i) Blocks H and L - 5.65 m;
 - ii) Blocks B, C, G, I, J, K, M, N, O - 6.0 m;
 - iii) Blocks A, D, E, F, Z - 6.6 m;
- hiv) The minimum exterior side yard shall be 0.85 m;
- hv) The minimum exterior side yard abutting a sight triangle shall be 0 m;
- hvi) The maximum building height shall be;
 - i) Blocks A, B, C, D, E, F, G, Z - 14.1 m;
 - ii) Blocks H, I, J, K, L, M, N, O - 12.8 m;
- hvii) The minimum interior side yard shall be:
 - i) Blocks D, E, F, G - 0.9 m;
 - ii) Blocks A, B, C, Z - 0.95 m;

- hviii) the minimum lot depth shall be:
 - i) Block G - 19 m;
 - ii) Block F - 20 m;
 - iii) Blocks A, B, C, D, E, Z - 21.0 m;
 - iv) Blocks H, I, J, K, L, M, N, O - 23.0;
- hix) The minimum front yard shall be:
 - i) Block G - 2.5 m;
 - ii) Block F - 2.6 m;
 - iii) Blocks A, B, C, D, E, Z - 3.3 m;
- hx) The minimum front yard setback to the stairs for Blocks A, B, C, D, E, F, G and Z shall be 0 m;
- hxi) A maximum of 7 townhouse units may be constructed in a row in Blocks H, I, J, L, M and N;
- hxii) The maximum interior garage width shall be 5.6 m and the minimum interior garage width shall be 2.75 m;
- c) Adding Schedule "E-1588" attached hereto as Schedule "1".
- d) Deleting Key Map 2A and substituting therefor the Key Map 2A attached hereto as Schedule "2".

2. Schedules "1", and "2" shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 23rd day of May, 2018.


Hon. Maurizio Bevilacqua, Mayor


Todd Coles, City Clerk

SUBJECT LANDS



SIGNING OFFICERS

SIGNING OFF

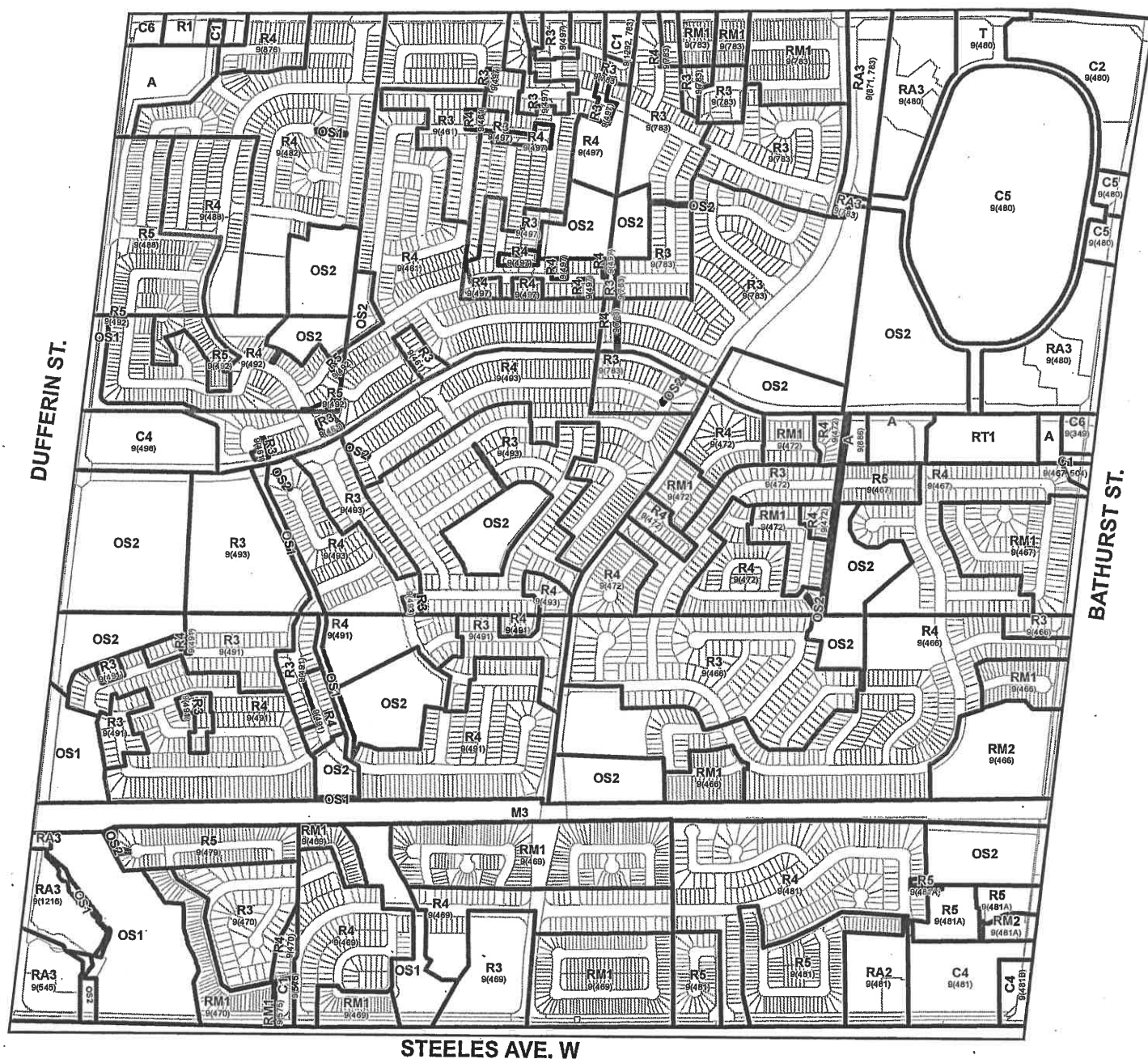
TO BY-LAW 081 -2018
PASSED THE 3rd DAY OF May, 2018

MAYOR

CLERK



CENTRE ST.



KEY MAP 2A
BY-LAW NO. 1-88

0 125 250 500 Metres

THIS IS SCHEDULE '2'
TO BY-LAW 081 -2018
PASSED THE 23rd DAY OF MAY, 2018

FILE: Z.16.037

RELATED FILES: DA.16.079, 19T-16V008
& 19CDM-16V005

LOCATION: PART OF LOT 3, CONCESSION 2

APPLICANT: WYCLIFF CLARK LIMITED

CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK

SUMMARY TO BY-LAW 081-2018

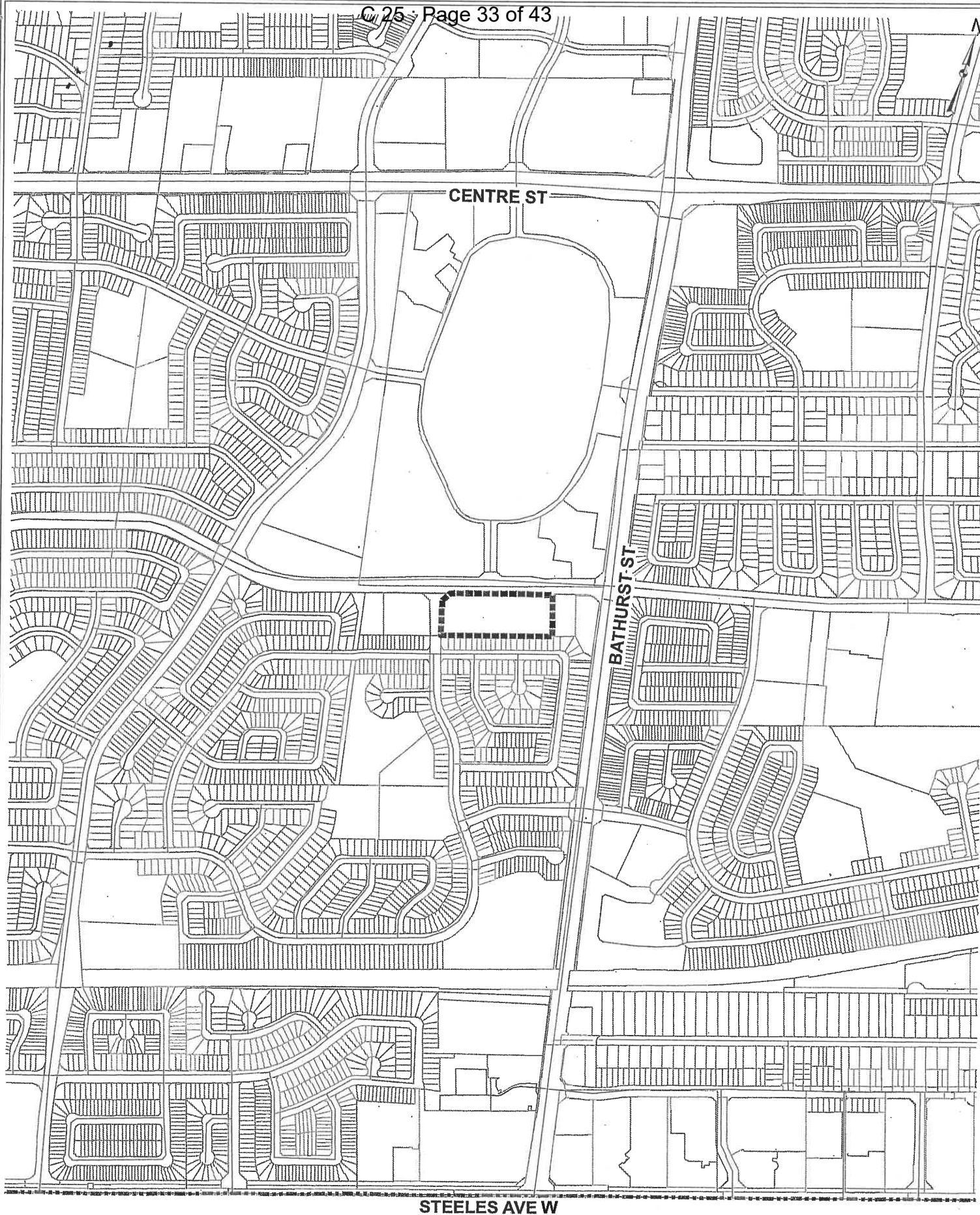
The lands subject to this By-law are located on the south side of Clark Avenue West, west of Bathurst Street, being Part of Lot 3, Concession 2, City of Vaughan.

The purpose of this By-law is to rezone the subject lands from A Agricultural Zone to RT1 Residential Townhouse Zone and to permit site-specific exceptions to the RT1 Zone to facilitate the development of 82 freehold townhouse units which are served by a private common element condominium road, and visitor parking spaces.

The exceptions to the RT1 Zone are as follows:

- A minimum of twenty (20) visitor parking spaces shall be provided, of which two (2) shall be barrier-free spaces;
- A minimum landscape strip width abutting a street line shall be 1.2 m;
- The minimum landscape strip along Clark Avenue West shall be 2.5 m;
- No person shall erect or construct a building or structure unless such building or structure has access to a private road or driveway that provides access to a public street;
- A minimum of 58.4% of the required minimum landscaped area shall be composed of soft landscaping;
- Where a lot has a minimum frontage of 7.0 – 8.99 m, the maximum driveway width shall be 5.9 m;
- Exterior stairways are permitted to encroach a maximum of 0.95 m into a required interior side yard for Blocks A, B, C, D, E, F, G and Z;
- Porches and balconies (uncovered, unexcavated and unenclosed) are permitted to encroach a maximum of 4.4 m into a required rear yard;
- A 0 m no encroachment zone shall be maintained within the front yard and exterior side yards and within the interior side yard abutting a walkway;
- The maximum finished floor elevation of an unenclosed porch shall not exceed 1.75 m above finished grade;
- The minimum lot frontage shall be 5.5 m for Blocks H, I, J, K, L, M, N, and O;
- The minimum lot frontage shall be 5.9 m for Blocks A, B, C, D, E, F, G, and Z;
- The minimum lot area shall be 117 to m²/unit;
- The minimum rear yard shall be 5.65 m for Blocks H and L;
- The minimum rear yard shall be 6.0 m for Blocks B, C, G, I, J, K, M, N and O;
- The minimum rear yard shall be 6.6 m for Blocks A, D, E, F, and Z;
- The minimum exterior side yard shall be 0.85 m;
- The minimum exterior side yard abutting a sight triangle shall be 0 m;
- The maximum building height shall be 14.1 m for Blocks A, B, C, D, E, F, G and Z;
- The maximum building height shall be 12.8 m for Blocks H, I, J, K, L, M, N, and O;
- The minimum interior side yard shall be 0.9 m for Blocks D, E, F, and G;
- The minimum interior side yard shall be 0.95 m for Blocks A, B, C, and Z;
- The minimum lot depth for Block G shall be 19 m;
- The minimum lot depth for Block F shall be 20.0 m;
- The minimum lot depth for Blocks A, B, C, D, E, and Z shall be 21.0 m;
- The minimum lot depth for Blocks H, I, J, K, L, M, N, and O shall be 23.0 m;
- The minimum front yard for Block G shall be 2.5 m;

- The minimum front yard for Block F shall be 2.6 m;
- The minimum front yard for Blocks A, B, C, D, E and Z shall be 3.3 m;
- The minimum front yard setback to the stairs for Blocks A, B, C, D, E, F, G, and Z shall be 0 m;
- A maximum of seven (7) townhouse units may be constructed in a row in Blocks H, I, J, L, M, N; and
- The maximum interior garage width shall be 5.6 m and the minimum interior garage width shall be 2.75 m.



CITY OF
TORONTO

0 125 250 500 Metres

LOCATION MAP TO BY-LAW 081 -2018

FILE: Z.16.037

RELATED FILES: DA.16.079, 19T-16V008, 19CDM-16V005

LOCATION: PART OF LOT 3, CONCESSION 2

APPLICANT: WYCLIFF CLARK LIMITED

CITY OF VAUGHAN

Attachment 3 – Notice of Decision (A185/19)



NOTICE OF DECISION

Minor Variance Application A185/19

Section 45 of the Planning Act, R.S.O. 1990, c.P.13

Re-Issuance of Notice Pursuant to Section 4 of O.Reg 149/20

Date of Hearing: Thursday, February 27, 2020

Applicant: Wycliffe Clark Limited

Agent: Kurt Franklin - Weston Consulting Group Inc.

Property: 839 -911 Clark Avenue and 1 -279 Smallwood Circle, Thornhill

Zoning: The subject lands are zoned RT1 Residential Townhouse Zone, and subject to the provisions of Exception No. 9(1458) under By-law 1-88 as amended.

OP Designation: Vaughan Official Plan 2010: Low-Rise Residential

Related Files: None

Purpose: Relief of the by-law is being requested to permit a reduced number of townhouse units for Blocks N, O & P from an approved 82 units to 79 units to facilitate (draft) plan of subdivision application 19T-16V008.

The development as shown as Drawing No. A100 (as submitted with the application) is to replace the current Schedule E-1588 as part of Exception No. 9(1458).

The following variances are being requested from By-Law 1-88, as amended, to accommodate the above proposal:

By-law Requirement	Proposal
1. A minimum lot depth of 27.0 metres is required.	1. To permit a minimum lot depth of 23.0 metres for Block P.
2. A minimum rear yard setback of 7.5 metres is required.	2. To permit a minimum rear yard setback of 6.0 metres for Block P.
3. A minimum interior side yard setback of 1.2 metres shall be permitted for an end unit.	3. To permit a minimum interior side yard setback of 0.95 metres for the end unit in Block C.
4. A maximum building height of 12.8 metres is permitted for Blocks N and O and a maximum building height of 11.0 metres is permitted for Block P.	4. To permit a maximum building height of 14.0 metres for Blocks N, O and P.
5. A minimum lot frontage of 6.0 metres is required.	5. To permit a minimum lot frontage of 5.5 metres for Block P.
6. Schedule E-1588 as Part of Exception No. 9(1458) applies to this development.	6. To permit the development as shown as Drawing No. A100 attached to this application and to replace the current Schedule E-1588 as part of Exception No. 9(1458).

Sketch: A sketch illustrating the request has been attached to the decision.

Having regard to the requirements of Section 45 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, including the written and oral submissions related to the application, it is the decision of the Committee:

THAT Application No. A185/19 on behalf of Wycliffe Clark Limited be **APPROVED**, in accordance with the sketch submitted with the application (as required by Ontario Regulation 200/96) and subject to the following condition:

	Department/Agency	Condition
1	Development Planning Michael Di Febo 905-832-8585 x 8990 michael.difebo@vaughan.ca	That Development Application File Number DA.19.064 be approved to the satisfaction of the Development Planning Department.

For the following reasons:

1. The general intent and purpose of the by-law will be maintained.
2. The general intent and purpose of the official plan will be maintained.
3. The requested variance(s) is/are acceptable for the appropriate development of the subject lands.
4. The requested variance(s) is/are minor in nature.

Please Note:

It is the responsibility of the owner/applicant and/or authorized agent to address any condition(s) of approval noted in this decision to the satisfaction of the commenting department or agency. Once conditions have been satisfied, the Secretary Treasurer will be in a position to issue a clearance letter which is required prior to the issuance of a Building Permit.

Relief granted from the City's Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City's Zoning By-law or additional variances may be required.

Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

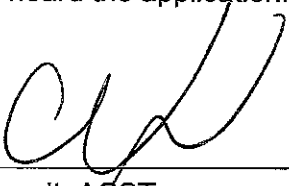
Written & oral submissions considered in the making of this decision were received from the following:

Public Written Submissions	Public Oral Submissions
* Public Correspondence received and considered by the Committee in making this decision	*Please refer to the approved Minutes of the Thursday, February 27, 2020 meeting for submission details.
N/A	N/A

Late Written Public Submissions:

In accordance with the Committee of Adjustment Procedural By-law (069-2019) public written submissions on an Application shall only be received by the Secretary Treasurer until 4:00 p.m. on the last business day prior to the day of the scheduled Meeting.

**ORIGINAL NOTICE OF DECISION DATED MARCH 6, 2020 SIGNED BY ALL MEMBERS
PRESENT WHO CONCURRED IN THIS DECISION**

DATE OF HEARING:	Thursday, February 27, 2020
DATE OF ORIGINAL NOTICE:	March 6, 2020
DATE OF RE-ISSUED NOTICE PURSUANT TO O.REG 149/20: <i>Pursuant to Section 4 of O.Reg 149/20, notices of decision issued pursuant to subsection 45 of the Planning Act on or after February 26, 2020 and before April 15, 2020 are deemed to have not been completed, and notices shall be given again (no later than 10 days after the lifting of the provincial statutory COVID-19 emergency Order)</i>	April 22, 2020
LAST DAY FOR *APPEAL: *Please note that appeals must be received by this office no later than 4:30 p.m. on the last day of appeal. <i>The last day of appeal is 20 days after the giving of notice in accordance with subsection 4(4) of Ontario Regulation 149/20.</i>	May 12, 2020 4:30 p.m.
CERTIFICATION: I hereby certify that this is a true copy of the decision of the City of Vaughan's Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application.  <hr/> Christine Vigneault, ACST Manager Development Services & Secretary Treasurer to the Committee of Adjustment	

Appealing to The Local Planning Appeal Tribunal
 The *Planning Act*, R.S.O. 1990, as amended, Section 45

The applicant, the Minister or any other person or public body who has an interest in the matter may within 20 days *after the giving of notice in accordance with subsection 4(4) of Ontario Regulation 149/20* appeal to the Local Planning Appeal Tribunal (LPAT) against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal (A1 Appeal Form) setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Tribunal under the *Local Planning Appeal Tribunal Act*.

Note: A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

When **no appeal is lodged** within twenty days of the date of the making of the decision, the decision becomes final and binding and notice to that effect will be issued by the Secretary-Treasurer.

PLEASE NOTE: As a result of COVID-19, Vaughan City Hall and all other City facilities are closed to the public at this time. Please mail or courier appeals and prescribed fees to:

Office of the City Clerk - Committee of Adjustment
 2141 Major Mackenzie Drive
 Vaughan Ontario, L6A 1T1

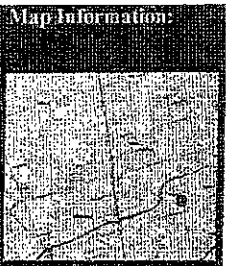
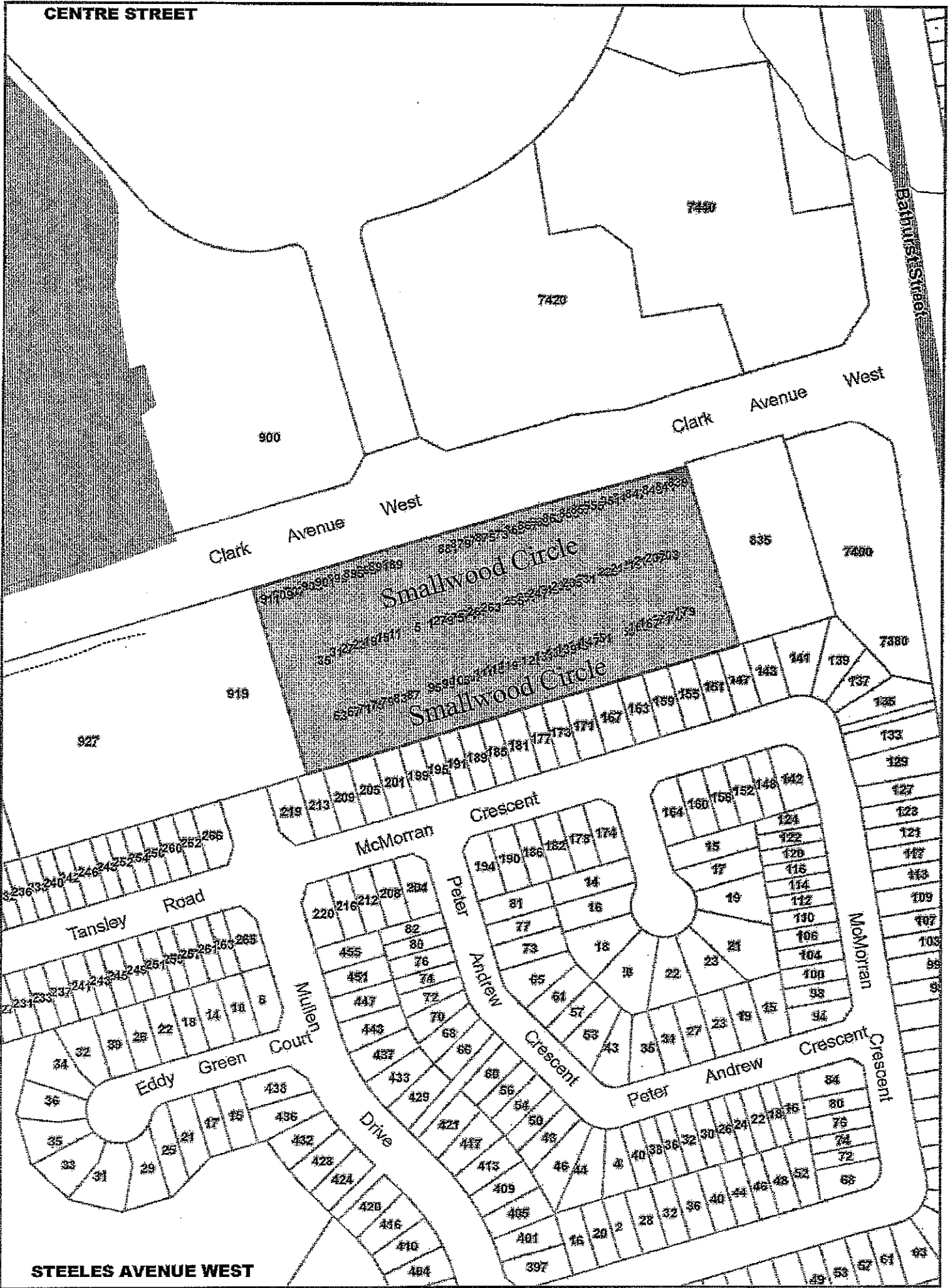
If you have questions regarding the appeal process, please email cofa@vaughan.ca

Appeal Fees & Forms

Local Planning Appeal Tribunal: The LPAT appeal fee is \$300 plus \$25 for each additional consent/variance appeal filed by the same appellant against connected applications. The LPAT Appeal Fee must be paid by certified cheque or money order payable to the "Minister of Finance". Notice of appeal forms (A1 Appeal Form – Minor Variance) can be obtained at www.elfto.gov.on.ca or by visiting our office.

City of Vaughan LPAT Processing Fee: \$841.00 per application

*Please note that all fees are subject to change.



Map Information:

Title:

LOCATION MAP - A185/19

839-911 Clark Avenue and 1-279 Smallwood Circle, THORNHILL

Disclaimer:

Proportionate errors have been made to ensure that the information appears on this map accurately and clearly. We assume no responsibility for any errors or omissions. The user of this map is advised to verify the information on this map with the City of Vaughan and/or the relevant authorities.

VAUGHAN

Scale: 1:2,257

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Created By:

Infrastructure Delivery

Department

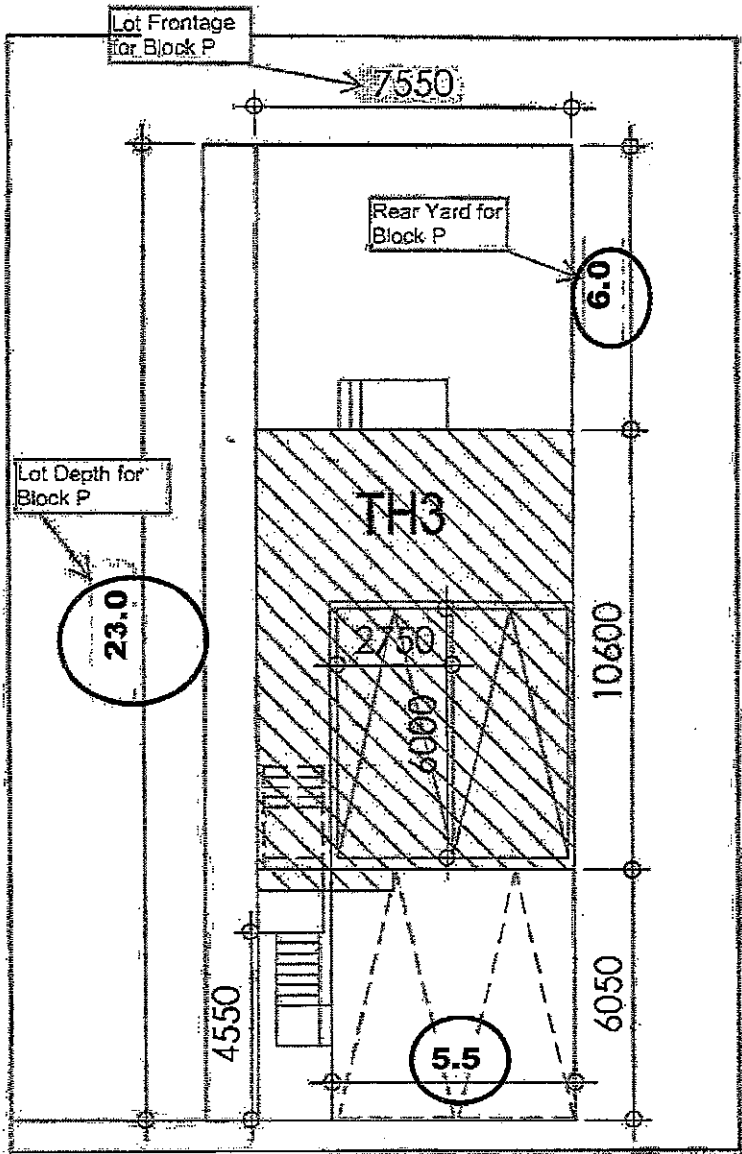
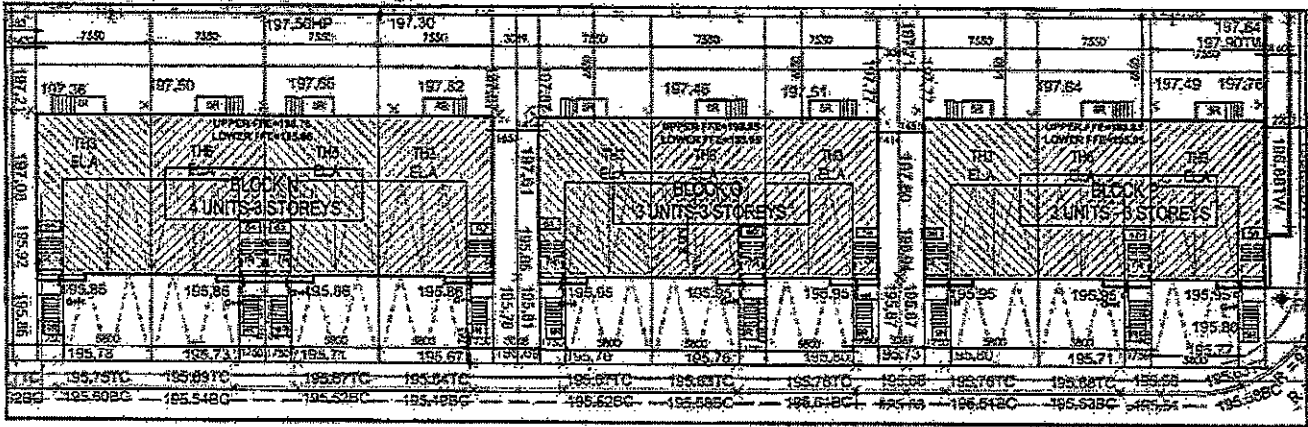
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Projection:

NAD 83

UTM Zone

17N



The approved Zoning By-law did not contain Block P. Thus, a minor variance application is required to incorporate Block P into the Zoning By-law. A site plan revision application has also been submitted and is currently under review by City Planning Staff.

Blocks N, O, & P are comprised of units TH3 and TH6. These units have the same exterior and lot dimensions. They only differ in the interior which is not part of the minor variance application.

Since Block P was not part of the originally approved Zoning By-law, this Block needs to be added to the Zoning By-law through a minor variance application.

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OF PAVEMENT

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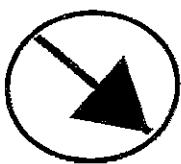
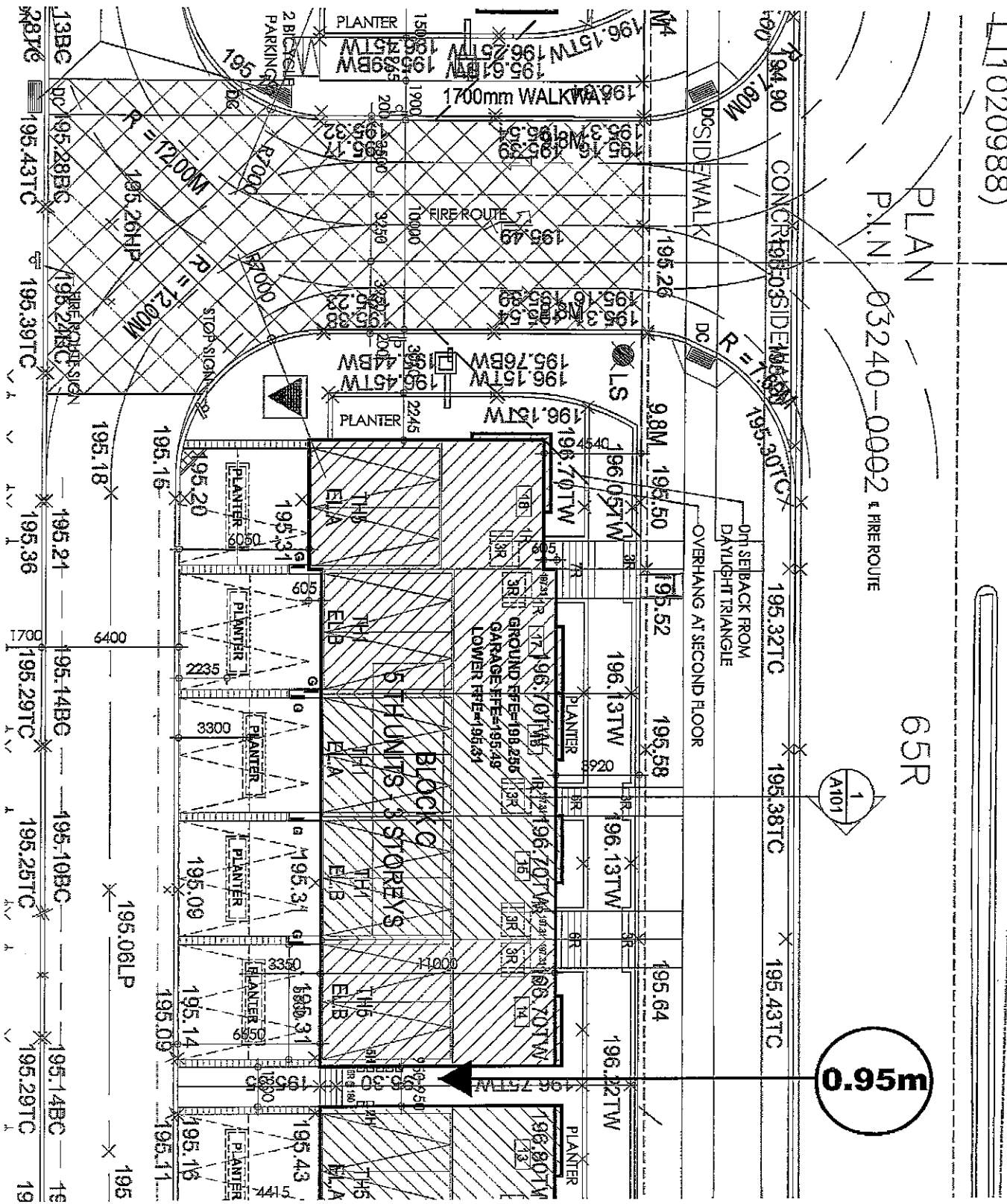
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~~P.I.N. 03240-0002 & FIREROUTE~~

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1. THE INFORMATION CONTAINED HEREIN IS FOR THE EXCLUSIVE USE OF THE CLIENT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

2. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AND ITS MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE FOUNDATION, STRUCTURAL, OR GEOTECHNICAL SYSTEMS, OR FOR THE DESIGN OR CONSTRUCTION OF THE LANDSCAPE, SITEWORK, OR OTHER EXTERIOR FEATURES.

3. THE ARCHITECT'S DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED BY THE CLIENT, OR FOR THE RESULTS OF ANY INVESTIGATION OR ANALYSIS CONDUCTED BY THE ARCHITECT OR ANY OTHER PROFESSIONAL.

4. THE ARCHITECT'S DESIGN IS BASED ON THE ASSUMPTION THAT THE CLIENT WILL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE ARCHITECT IS NOT RESPONSIBLE FOR THE OBTAINING OF SUCH PERMITS AND APPROVALS, OR FOR THE RESULTS OF ANY REVIEW OR COMMENT BY SUCH AGENCIES AND AUTHORITIES.

5. THE ARCHITECT'S DESIGN IS BASED ON THE ASSUMPTION THAT THE CLIENT WILL OBTAIN ALL NECESSARY INSURANCE COVERAGE. THE ARCHITECT IS NOT RESPONSIBLE FOR THE OBTAINING OF SUCH INSURANCE COVERAGE, OR FOR THE RESULTS OF ANY CLAIM OR LITIGATION ARISING OUT OF THE DESIGN OR CONSTRUCTION OF THE BUILDING.

6. THE ARCHITECT'S DESIGN IS BASED ON THE ASSUMPTION THAT THE CLIENT WILL OBTAIN ALL NECESSARY UTILITIES AND SERVICES. THE ARCHITECT IS NOT RESPONSIBLE FOR THE OBTAINING OF SUCH UTILITIES AND SERVICES, OR FOR THE RESULTS OF ANY CLAIM OR LITIGATION ARISING OUT OF THE DESIGN OR CONSTRUCTION OF THE BUILDING.

7. THE ARCHITECT'S DESIGN IS BASED ON THE ASSUMPTION THAT THE CLIENT WILL OBTAIN ALL NECESSARY MATERIALS AND LABOR. THE ARCHITECT IS NOT RESPONSIBLE FOR THE OBTAINING OF SUCH MATERIALS AND LABOR, OR FOR THE RESULTS OF ANY CLAIM OR LITIGATION ARISING OUT OF THE DESIGN OR CONSTRUCTION OF THE BUILDING.

8. THE ARCHITECT'S DESIGN IS BASED ON THE ASSUMPTION THAT THE CLIENT WILL OBTAIN ALL NECESSARY PROFESSIONAL SERVICES. THE ARCHITECT IS NOT RESPONSIBLE FOR THE OBTAINING OF SUCH PROFESSIONAL SERVICES, OR FOR THE RESULTS OF ANY CLAIM OR LITIGATION ARISING OUT OF THE DESIGN OR CONSTRUCTION OF THE BUILDING.

9. THE ARCHITECT'S DESIGN IS BASED ON THE ASSUMPTION THAT THE CLIENT WILL OBTAIN ALL NECESSARY FINANCING. THE ARCHITECT IS NOT RESPONSIBLE FOR THE OBTAINING OF SUCH FINANCING, OR FOR THE RESULTS OF ANY CLAIM OR LITIGATION ARISING OUT OF THE DESIGN OR CONSTRUCTION OF THE BUILDING.

10. THE ARCHITECT'S DESIGN IS BASED ON THE ASSUMPTION THAT THE CLIENT WILL OBTAIN ALL NECESSARY LEGAL COUNSEL. THE ARCHITECT IS NOT RESPONSIBLE FOR THE OBTAINING OF SUCH LEGAL COUNSEL, OR FOR THE RESULTS OF ANY CLAIM OR LITIGATION ARISING OUT OF THE DESIGN OR CONSTRUCTION OF THE BUILDING.

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BY: [Signature]
PROJECT: [Project Name]
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DATE: 01/15/2019
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SHEET: 99 OF 99

DATE: 01/15/2019
BY: [Signature]
PROJECT: [Project Name]
SHEET: 100 OF 100

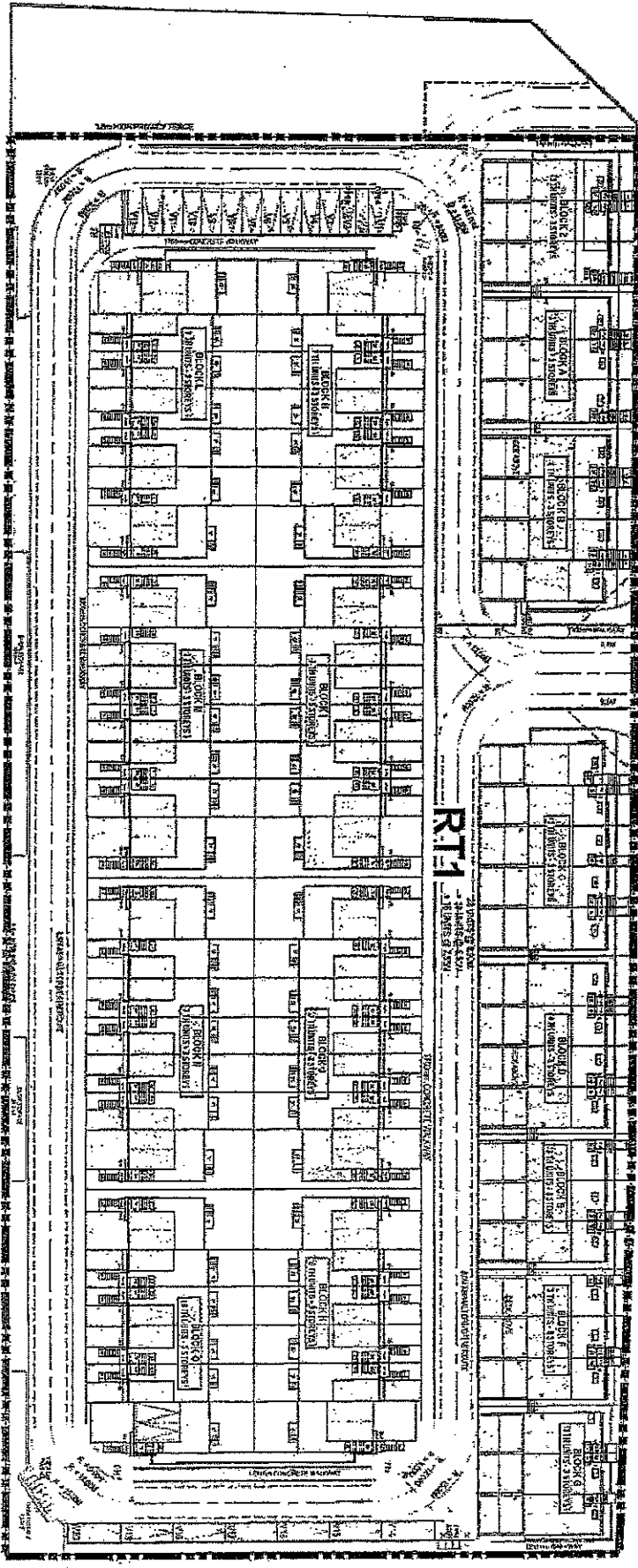
A185/19

FRONT ELEVATION BLOCK "C"
SCALE: 1/8" = 1'-0"

FRONT ELEVATION BLOCK "C"
SCALE: 1/8" = 1'-0"

FRONT ELEVATION BLOCK "C"
SCALE: 1/8" = 1'-0"

Clark Avenue West



THIS IS SCHEDULE 'E'-1588
TO BY-LAW 1-88
SECTION 9(1458)


SUBJECT LANDS



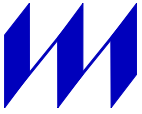
FILE: Z.16.037
RELATED FILES: DA.16.079, 19T-16V008, 19CDM-16V005
LOCATION: PART OF LOT 3, CONCESSION 2
APPLICANT: WYCLIFFE CLARK LIMITED
CITY OF VAUGHAN

THIS IS SCHEDULE '1'
TO BY-LAW 193-2018
PASSED THE 12th DAY OF DECEMBER, 2018

SIGNING OFFICERS


MAYOR

CLERK



**WESTON
CONSULTING**

planning + urban design

**Communication : C 26
Committee of the Whole (2)
June 8, 2021
Item # 8**

Office of the City Clerk
City of Vaughan
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

June 3, 2021
File 6729-1

Attn: City Clerk

**RE: City-Wide Comprehensive Zoning By-law Review – Public Comments Response Matrix
Committee of the Whole (Public Meeting)
9560 & 9570 Keele Street, Vaughan
City File No. DA.16.116, 19T-15V014, OP.15.008, Z.15.034**

Weston Consulting is the planning consultant for Laurier Harbour (Keele) Inc., the registered owner of the lands at 9560 and 9570 Keele Street in the City of Vaughan (herein referred to as the “subject lands”). We have reviewed the Public Comments Response Matrix (“PCRM”) together with the final Draft of the Comprehensive Zoning By-Law and Staff Report prepared by Planning Staff that is to be presented to the Committee of the Whole for enactment on June 8, 2021. This letter is intended as a response to these documents and a follow-up to our previously submitted letter dated October 27, 2020.

Further to our previous letter, we noted that the LPAT issued its Order (Case No. PL170640), dated October 10, 2019 approving a Zoning By-law Amendment for the subject lands in its final form. This site-specific Zoning By-law rezoned the lands to “*RT1 – Townhouse Residential Zone*” to facilitate the development of 19 three-storey freehold townhouse units to be served by a private common element condominium road.

Based on our review of the final draft of the Comprehensive Zoning By-Law (“CZBL”) and the PCRM, the subject lands continue to be proposed to be zoned “*R1A (EN)-1103 – First Density Residential Zone (Established Neighbourhood)*” subject to Exception 1103. As noted in our previous letter, Exception 1103 is missing the reference to the minimum lot depth of 22.4 m for Block 6 as approved in the site-specific Zoning By-law Amendment. We had requested that this site-specific permission be included in the Exception. Furthermore, we had requested that the LPAT-approved site-specific Zoning By-law Amendment be included in its entirety as a Figure T to Exception 1103.

Per Communication Number C41 in the PCRM, Planning Staff provided the following response to our previous request and letter:

“1. The subject land is located at 9560 & 9570 Keele Street.

2. *The submission is requesting review of site specific permissions.*
3. *Staff have reviewed this request. At this time, staff are supportive of the Draft By-law and do not propose revisions."*

We continue to maintain that the LPAT-approved site-specific Zoning By-law Amendment be included in its entirety and that Exception 1103 of the CZBL be updated to include the minimum lot depth provision for Block 6 in accordance with the approved Zoning By-law Amendment. It is imperative that all approved site-specific permissions be included in order to ensure that the subject lands can be developed accordingly without any future amendment to the CZBL.

Our previous letter also expressed support for the proposed transition provisions in Section 1.6.3 for in-process planning applications that would be applicable to the subject lands. Through the PCRM, Planning Staff reviewed and acknowledged our expression of support, which we are appreciative of.

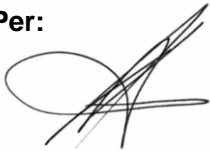
We reserve the right to provide further comments as part of the ongoing City-wide Comprehensive Zoning By-law Review process as it relates to this matter, and request that this correspondence be added to the public record for the Committee of the Whole meeting on June 8, 2021. We intend to continue to monitor the City-wide Comprehensive Zoning By-law Review process on behalf of our client and we request to be notified of any future reports and/or meetings regarding the CZBL. We request to be notified of any decisions regarding this matter.

Thank you for the opportunity to provide these comments. Please contact the undersigned at extension 241 or Steven Pham at extension 312 should you have any questions regarding this submission.

Yours truly,

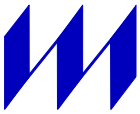
Weston Consulting

Per:



Ryan Guetter, BES, MCIP, RPP
Senior Vice President

- c. Brandon Correia, Manager of Special Projects
Laurier Harbour (Keele) Inc., Client
Aaron Platt, Davies Howe LLP



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CONSULTING**

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**Communication : C 27
Committee of the Whole (2)
June 8, 2021
Item # 8**

Office of the City Clerk
City of Vaughan
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

June 7, 2021
File 7341-3

Attn: City Clerk

**RE: City-Wide Comprehensive Zoning By-law Review
Committee of the Whole
7397 Islington Avenue
City File No. DA.11.074 and Z.11.027**

Weston Consulting is the planning consultant for Capital Build Construction Management Corp., the registered owner of the lands at 7397 Islington Avenue in the City of Vaughan (herein referred to as the "subject property"). We have reviewed the final draft of the City-wide Comprehensive Zoning By-law ("CZBL") and associated Staff Report, and provide the following comments on behalf of the landowner.

The in-force and effect City of Vaughan Zoning By-law 1-88 zones the subject property as "*RR – Rural Residential Zone*". A Zoning By-law Amendment application and Site Plan application were submitted and appealed to the Ontario Municipal Board (OMB). A decision from the OMB was issued on November 29, 2017 (PL120596) to rezone the subject property to *RA1 – Residential Apartment Dwelling* to facilitate a 3-4 storey independent seniors' apartment. The Decision indicated that the Board is satisfied that the revision to the 2013 approved Zoning Bylaw Amendment represents good planning and approved the project in principle, withholding its Final Order until the related Site Plan modifications have been approved by Vaughan Council and the Site Plan Agreement has been duly executed. As of October 24, 2019, the Local Planning Appeals Tribunal (LPAT), previously the OMB, has closed its file on this matter and remitted the finalization of the Zoning By-law instrument and the Site Plan Agreement back to the City for completion and final approval.

Based on our review of the final draft of the CZBL, the subject property is proposed to be zoned "*RE(EN) – Estate Residential Zone (Established Neighbourhood)*." The proposed zoning does not recognize the LPAT site-specific zoning for the subject lands.

We have reviewed Section 1.6 – Transition of the CZBL and recognize that there are transition provisions under Section 1.6.3 which apply to in-process planning applications that would be applicable to the subject property given the current active status of Site Development DA.11.074, as well as the LPAT approval for the site-specific Zoning By-law Amendment. It is our understanding that upon approval of the CZBL, transition provisions 1.6.3.4 will ensure that the

site-specific Zoning By-law approval for the subject lands will be incorporated into the CZBL. We are in support of this transition provision.

At this time, the owners are in the process of addressing City staff comments and finalizing the site plan. It is our expectation that once the development planning applications are complete, the City will update the CZBL to recognize the LPAT-approved site-specific Zoning By-law. It is imperative that all approved site-specific permissions be included in order to ensure that the subject lands can be developed accordingly without any future amendment to the CZBL.

We reserve the right to provide further comments as part of the ongoing City-wide Comprehensive Zoning By-law Review process as it relates to this matter, and request that this correspondence be added to the public record for the Committee of the Whole meeting on June 8, 2021. We intend to continue to monitor the City-wide Comprehensive Zoning By-law Review process on behalf of our client and we request to be notified of any future reports and/or meetings regarding the CZBL and any decisions regarding this matter.

Thank you for the opportunity to provide these comments. Please contact the undersigned at extension 245 or Scott Plante at extension 286 should you have any questions regarding this submission.

Yours truly,

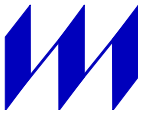
Weston Consulting

Per:



Sandra K. Patano, BES, MES, MCIP, RPP
Vice President

- c. Client
Ryan Guetter
Nick Spensieri, Deputy City Manager, Infrastructure Development
Brandon Correia, Manager of Special Projects



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**Communication : C 28
Committee of the Whole (2)
June 8, 2021
Item # 8**

Office of the Clerk
Vaughan City Hall
2141 Major Mackenzie Dr
Vaughan, ON L6A 1T1

June 7, 2021
File 8359

Attn: Todd Coles, City Clerk

Dear Sir,

**Re: City Wide Comprehensive Zoning By-law
Committee of the Whole (Public Meeting)
8500 Huntington Road**

Weston Consulting is the authorized planning consultant for the Labourers' Union Non-Profit Building Society, the owner of the lands municipally addressed as 8500 Huntington Road (herein referred to as the "subject lands"). On October 27, 2020, we submitted written correspondence regarding the third draft of the City-wide Comprehensive Zoning By-law (the "CZBL") indicating that the proposed zoning of the subject lands was incorrect (Attachment 1).

We have reviewed the final draft of the CZBL and note the proposed zoning remains incorrect. We also note that the response to our October 27, 2020, letter in the City's Comment Response Matrix states the following:

Staff have reviewed this request, agree, and confirm the change to EM1. Chapter 14 has been updated. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.

Site-specific Zoning By-law 168-2018 was approved by City of Vaughan Council on September 27, 2018, to rezone the subject lands to *EM1(H) Prestige Employment Area Zone* (Attachment 3). By-law 062-2021 was approved on May 26, 2021, to remove the "H" Holding Symbol from the subject lands (Attachment 3). As such, the Transition policies in Section 1.6 of the CZBL are not applicable as the zoning for the subject lands has been approved. We respectfully request that the record be updated to reflect the approved and in-force zoning.

Finally, we note that the proposed exception in Chapter 14 (1092) still indicates the parent Zone as EM2. This remains incorrect and does not reflect the approved EM1 - Prestige Employment Zone category.

We respectfully request that the zoning for the subject lands within the CZBL be amended to EM1(H) to reflect the approved and in-force site-specific Zoning By-law.

Please contact the undersigned at extension 236 or Jenna Thibault at extension 309 should you have any questions or wish to discuss further.

Yours truly,
Weston Consulting
Per:

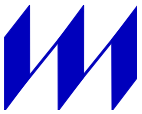
A handwritten signature in black ink, appearing to read 'K. Bechard', with a large, sweeping flourish at the end.

Kevin Bechard, BES, M.Sc., RPP
Senior Associate

c. Client

Attachments:

1. Written correspondence dated October 27, 2020
2. Site Specific Zoning By-law 168-2018
3. By-law 062-2021



**WESTON
CONSULTING**

planning + urban design

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

October 28, 2020
File 8359

Attn: Todd Coles, City Clerk

Dear Sir,

**Re: City Wide Comprehensive Zoning By-law
Committee of the Whole (Public Meeting)
8500 Huntington Road**

Weston Consulting is the authorized planning consultant for the Labourers' Union Non-Profit Building Society, the owner of the lands municipally addressed as 8500 Huntington Road (herein referred to as the "subject lands"). We have reviewed the third draft of the City-wide Comprehensive Zoning By-law (the "CZBL") and are pleased to provide the following comments on behalf of the landowner.

The subject lands are located north of Langstaff Road and west of Huntington Road in the City of Vaughan. The lands are located in Block 64 South and the landowner is a participating landowner in the Block 64 South Landowners Group. Site-specific Zoning By-law 168-2018 was approved by City of Vaughan Council on September 27, 2018, to rezone the subject lands to *EM1(H) Prestige Employment Area Zone* (Attachment 1).

We note that the CZBL proposes to zone the subject lands *EM2(H) – 1092, General Employment Zone* subject to Exception 1092 according to Map 81. The proposed EM2 Zone category is incorrect and does not reflect the approved EM1 - Prestige Employment Zone category. Based on our review, the provisions and permitted uses within the site-specific Zoning By-law have been carried over into Exception 1092, as it relates to permitted uses (section 14.1092.1), lot and building requirements (section 14.1092.2), and the 'H' holding provisions (section 12.1092.4). In addition, Figure E-1598 indicates the proposed zoning for the subject lands as EM1(H), which is the correct zoning.

We respectfully request that the zoning for the subject lands within the CZBL be amended to EM1(H) to reflect the approved and in-force site-specific Zoning By-law. We thank you for the opportunity to provide these comments.

Please contact the undersigned at extension 236 or Jenna Thibault at extension 309 should you have any questions or wish to discuss further.

Yours truly,
Weston Consulting
Per:

A handwritten signature in black ink, appearing to read 'K. Bechard', with a stylized flourish at the end.

Kevin Bechard, BES, M.Sc., RPP
Senior Associate

c. Client

Attachment: Site Specific Zoning By-law 168-2018

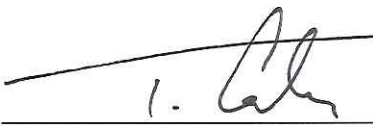
THE CORPORATION OF THE CITY OF VAUGHAN

IN THE MATTER OF Section 34,
Subsections (18) and (19) of
the Planning Act, R.S.O. 1990, c.P.13


I, TODD COLES, of the Township of King, make oath and say:

- 1. THAT I am the City Clerk of the Corporation of the City of Vaughan and as such, have knowledge of the matters hereinafter deposed to.
- 2. THAT By-law Number 168-2018 was passed by the Council of the Corporation of the City of Vaughan on the 27TH day of September 2018, and written notice was given on the 11th day of October 2018 in the manner and form and to the persons prescribed in Regulation 199/96.
- 3. THAT no notice of appeal setting out an objection to By-law 168-2018 was filed with me within twenty (20) days from the date of written notice of the passing of the by-law.
- 4. THAT By-law Number 168-2018 is deemed to have come into effect on the 27th day of September 2018.

SWORN BEFORE ME in the City)
of Vaughan, in the Regional)
Municipality of York, this)
14th day of November 2018.)



TODD COLES
City Clerk



A Commissioner, etc.

Christine Marie Monique Vigneault,
a Commissioner, etc.,
Province of Ontario, for
The Corporation of the City of Vaughan.
Expires July 5, 2020.

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 168-2018

A By-law to amend City of Vaughan By-law 1-88.

WHEREAS the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

AND WHEREAS there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

NOW THEREFORE the Council of the Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
 - a) Rezoning the lands shown as "Subject Lands" on Schedule "1" attached hereto from "A Agricultural Zone" to "EM1(H) Prestige Employment Area Zone" with the Holding Symbol "(H)", in the manner shown on Schedule "1".
 - b) Adding the following Paragraph to Section 9.0 "EXCEPTIONS":

"9(1468) A. The following provisions shall apply to all lands zoned with the Holding Symbol "(H)" as shown on Schedule "E-1598", until the Holding Symbol "(H)" is removed pursuant to Section 36(3) or (4) of the *Planning Act*:

 - i) Lands zoned with the Holding Symbol "(H)" shall be used only for the production of field crops or a use legally existing as of the date of the enactment of this By-law.

B. Removal of the Holding Symbol "(H)" from the Subject Lands shall be contingent on the following:

 - i) The Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 64 South 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, including land dedication and construction of Hunter's Valley Road and future road to the south within Block 64 South. This Agreement shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands, all to the satisfaction of the Development Engineering Department;
 - ii) The Owner shall submit a letter from the Block Trustee for Block

64 South Developers' Group Agreement indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 64 South Landowners Cost Sharing Agreement, to the satisfaction of the Development Engineering Department;

- iii) The Owner through the Block 64 South Developers' Group shall enter into a Spine Services Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the municipal services for the Block, including but not limited to, roads, water, wastewater, storm and storm water management pond, land conveyances including the construction of Hunter's Valley Road and the east-west road south of the Subject Lands or front-end the works and enter into a Development Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the necessary municipal services, including but not limited to, roads, water, wastewater, storm and storm water management pond, land conveyances including the construction of Hunter's Valley Road and the east-west road south of the Subject Lands. The Agreements shall be registered against the lands to which it applies and to the satisfaction of the Development Engineering Department; and
- iv) The Owner shall provide updated downstream sanitary design sheets and related drawings to demonstrate that the Subject Lands can be adequately serviced (downstream capacity). If the downstream sewer sheets determine that improvements and/or mitigation measures are required to facilitate the Development, the Owner shall agree in a Development Agreement with the City to pay its financial contribution and/or front-end financing of all applicable works that are necessary to service the Subject Lands to the satisfaction of the Development Engineering Department.

C. Notwithstanding the provisions of:


- a) Subsection 3.8 a) and g) respecting Minimum Parking Requirements and Driveway Widths;
- b) Subsection 6.1.6 a) respecting Landscaping Requirements;
- c) Subsection 2.0 respecting the definition for an Office Building, 6.2.1 and Schedule 'A' respecting the Uses Permitted and zone standards in the EM1 Prestige Employment Area Zone

the following provisions shall apply to the lands shown as Subject Lands on Schedule "E-1598":

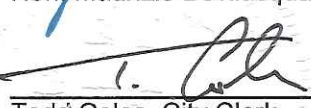
- ai) A minimum of 1,010 parking spaces is permitted on the lands based on the following parking rates:
 - 3.27 parking spaces per 100 m² of GFA for an Office Building
 - 7 parking spaces per 100 m² of GFA for an Assembly Hall
 - aii) A maximum driveway width for ingress and egress driveway of 7.2 m is permitted;
 - bi) The minimum required landscape strip widths on the Subject Lands shall be:
 - 5 m abutting Huntington Road
 - 3 m abutting Hunter's Valley Road (north-south) and future public road (east-west)
 - ci) The following additional uses shall be permitted on the Subject Lands:
 - An Office Building with a total maximum GFA of 27,000 m², and may include the following uses up to a maximum GFA of 5,700 m² on any floor:
 - Office, Business or Professional (including a Regulated Health Professional)
 - Pharmacy
 - Print Shop
 - Health Centre
 - Bank or Financial Institution
 - Assembly Hall (maximum GFA of 4,535 m²);
 - cii) A maximum building height of 28 m is permitted;
 - ciii) A minimum front yard setback of 7 m is permitted."
- c) Adding Schedule "E-1598" attached hereto as Schedule "1".
- d) Deleting Key Map 10C and substituting therefor the Key Map 10C attached hereto as Schedule "2".

2. Schedules "1" and "2" shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 27th day of September, 2018.

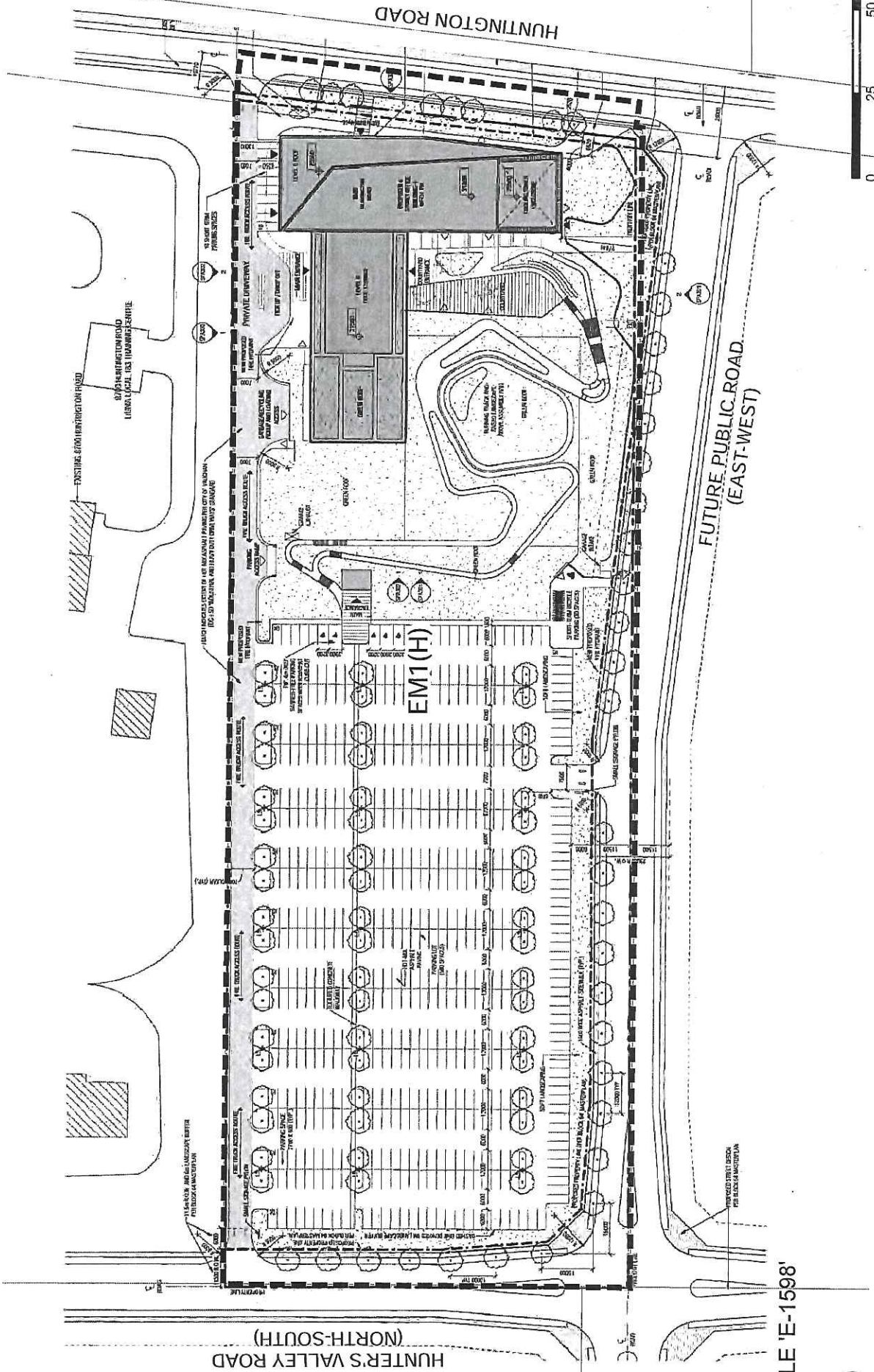


Hon. Maurizio Bevilacqua, Mayor



Todd Coles, City Clerk

Authorized by Item No. 4 of Report No. 27
of the Committee of the Whole
Adopted by Vaughan City Council on
September 27, 2018.



THIS IS SCHEDULE 'E-1598'
TO BY-LAW 1-88
SECTION 9(1468)

Subject Lands

A vertical scale bar labeled 'Metres' at the top. It has horizontal markings at 0, 25, 50, and 100. The bar itself is a thick black line.

LOCATION: PART OF LOTS 11 & 12, CONCESSION 10
APPLICANT: LABOURERS' INTERNATIONAL UNION OF
NORTH AMERICA - LIUNA LOCAL 183
CITY OF VAUGHAN

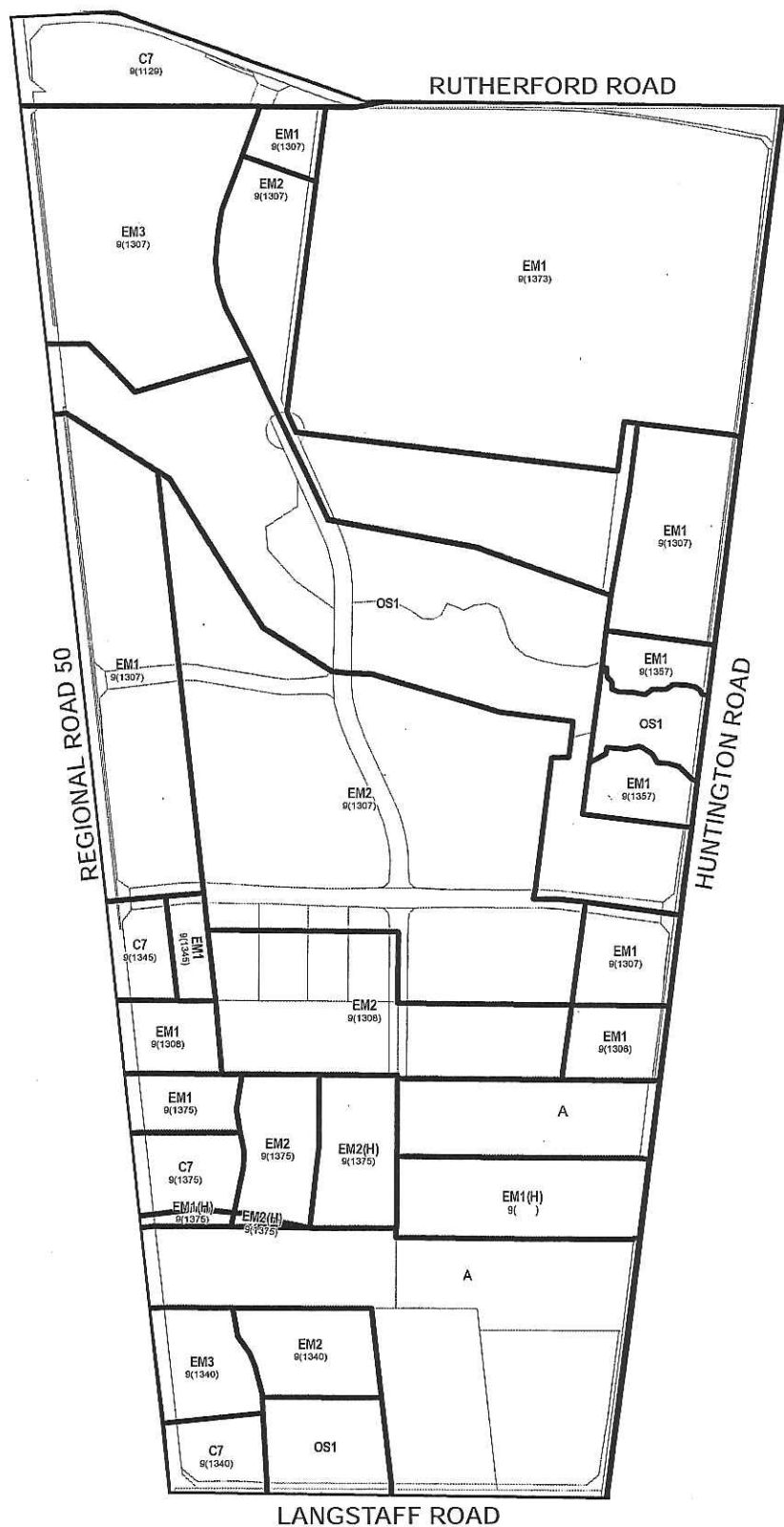
**THIS IS SCHEDULE '1'
TO BY-LAW 168-2018**

PASSED THE 27TH DAY OF SEPTEMBER, 2018

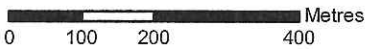
SIGNING OFFICERS

MAYOR

CLERK



KEY MAP 10C
BY-LAW NO. 1-88



**THIS IS SCHEDULE '2'
TO BY-LAW 168-2018
PASSED THE 27TH DAY OF SEPTEMBER, 2018**

FILE: Z.18.003
RELATED FILES: OP.18.002
LOCATION: PART OF LOTS 11 & 12, CONCESSION 10
APPLICANT: LABOURERS' INTERNATIONAL UNION OF
NORTH AMERICA - LIUNA LOCAL 183
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK

SUMMARY TO BY-LAW 168-2018

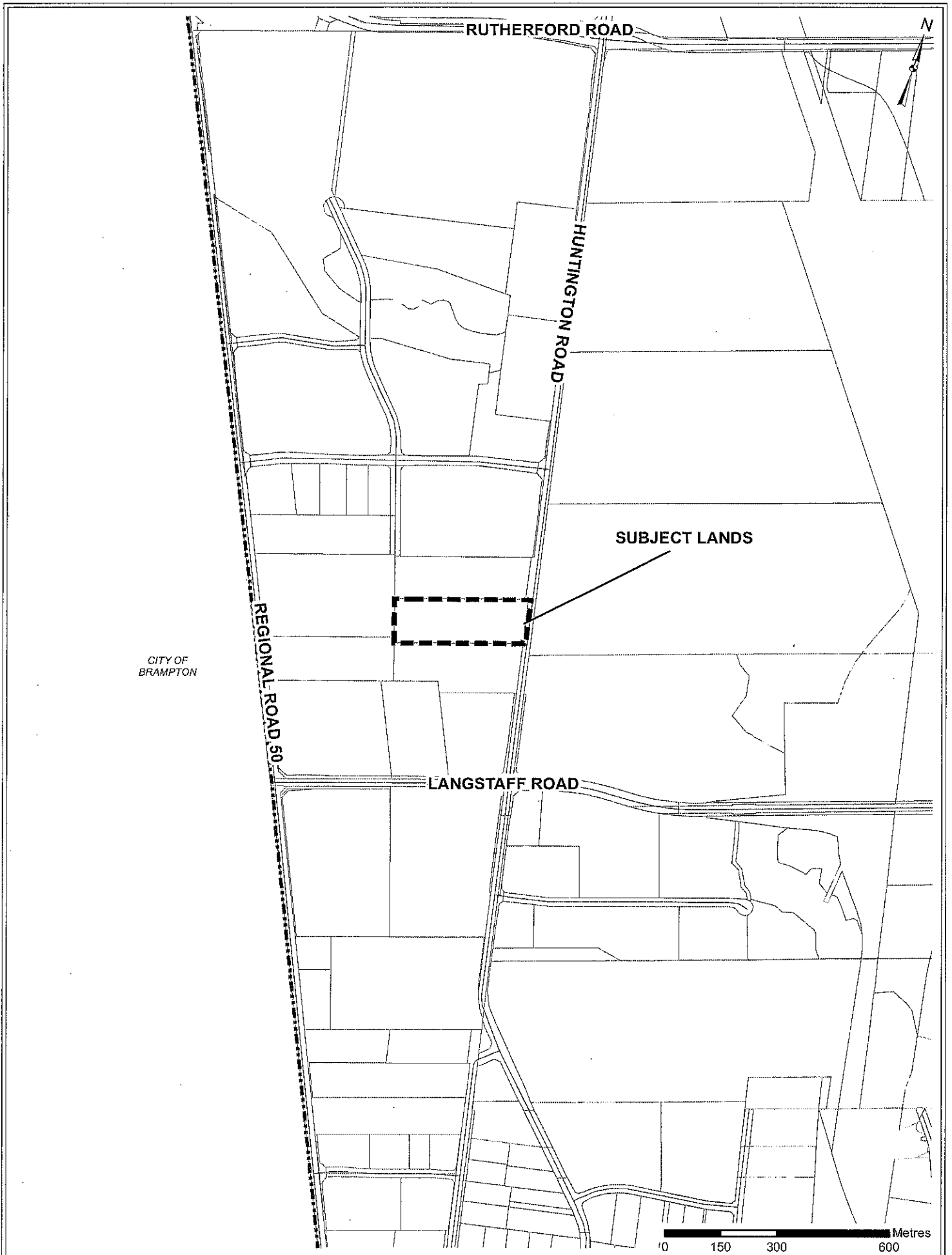
The Subject Lands are located on the west side of Huntington Road, north of Langstaff Road, and are municipally known as 8500 Huntington Road, City of Vaughan. The purpose of this By-law is to facilitate the development of a 6-storey, 27,000 m² office building including an assembly hall and accessory uses.

The purpose of this by-law is to rezone the Subject Lands from A Agricultural Zone to EM1(H) Prestige Employment Area Zone with the Holding Symbol "(H)". The removal of the Holding Symbol "(H)" is contingent upon the following conditions being satisfied:

- a) The Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 64 South 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, including land dedication and construction of Hunter's Valley Road and future road to the south within Block 64 South. This Agreement shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands, all to the satisfaction of the Development Engineering Department;
- b) The Owner shall submit a letter from the Block Trustee for Block 64 South Developers' Group Agreement indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 64 South Landowners Cost Sharing Agreement, to the satisfaction of the Development Engineering Department;
- c) The Owner through the Block 64 South Developers' Group shall enter into a Spine Services Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the municipal services for the Block, including but not limited to, roads, water, wastewater, storm and storm water management pond, land conveyances including the construction of Hunter's Valley Road and the east-west road south of the Subject Lands or front-end the works and enter into a Development Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the necessary municipal services, including but not limited to, roads, water, wastewater, storm and storm water management pond, land conveyances including the construction of Hunter's Valley Road and the east-west road south of the Subject Lands. The Agreements shall be registered against the lands to which it applies and to the satisfaction of the Development Engineering Department; and
- d) The Owner shall provide updated downstream sanitary design sheets and related drawings to demonstrate that the Subject Lands can be adequately serviced (downstream capacity). If the downstream sewer sheets determine that improvements and/or mitigation measures are required to facilitate the Development, the Owner shall agree in a Development Agreement with the City to pay its financial contribution and/or front-end financing of all applicable works that are necessary to service the Subject Lands to the satisfaction of the Development Engineering Department.

The by-law includes site-specific exceptions to facilitate the development of the 6-storey, 27,000 m² office building including an assembly hall and accessory uses:

- The maximum width for an ingress and egress driveway shall be 7.2 m;
- The minimum landscape strip widths abutting Huntington Road and the future roads at Hunter's Valley Road (north-south), and future public road (east-west), shall be 5 m and 3 m respectively;
- To permit a maximum building height of 28 m;
- To permit a reduced front yard building setback of 7 m;
- To permit a total of 1,010 parking spaces at a rate of 3.27 parking spaces per 100 m² for an Office Building and Accessory Uses, and 7 parking spaces per 100 m² for an Assembly Hall;
- To permit the following additional uses to the EM1 Prestige Employment Area Zone:
 - Office, Business or Professional (including a Regulated Health Professional)
 - Pharmacy
 - Print Shop
 - Health Centre
 - Bank or Financial Institution



LOCATION MAP TO BY-LAW 168-2018

FILE: Z.18.003

RELATED FILES: OP.18.002

LOCATION: PART OF LOTS 11 & 12, CONCESSION 10

APPLICANT: LABOURERS' INTERNATIONAL UNION OF

NORTH AMERICA - LIUNA LOCAL 183

CITY OF VAUGHAN

THE CORPORATION OF THE CITY OF VAUGHAN

**IN THE MATTER OF Section 36(1)
of the Planning Act, R.S.O. 1990, c.P.13**

I, **TODD COLES** of the Township of King, MAKE OATH AND SAY:

- 1. THAT I am the City Clerk of the Corporation of the City of Vaughan and as such, have knowledge of the matters hereinafter deposed to.
- 2. THAT By-law Number 062-2021 was passed by the Council of the Corporation of the City of Vaughan on the 18th day of May 2021.
- 3. THAT the purpose of By-law 062-2021 is to remove the Holding Symbol “(H)” from the Subject Lands, which are zoned “EM1 Prestige Employment”, subject to site-specific Exception 9(1468) with the Holding Symbol “(H)”, to facilitate the development of a 6-storey, 27,000 m2 office building including an assembly hall and accessory uses.
- 4. THAT By-law Number 062-2021 is therefore deemed to have come into effect on the 18th day of May 2021.

SWORN BEFORE ME in the City)
of Vaughan, in the Regional)
Municipality of York, this)
26 day of May 2021)
)



TODD COLES

A Commissioner, etc.

Christine Marie Monique Vigneault
a Commissioner, etc.,
Province of Ontario, for
The Corporation of the City of Vaughan.
Expires July 5, 2023.

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 062-2021

A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 168-2018 and by By-law 158-2020.

WHEREAS the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

AND WHEREAS there has been an amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are in conformity;


NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
 - a) Deleting Key Map 10C and substituting therefore the Key Map 10C attached hereto as Schedule “1”, thereby removing the Holding Symbol “(H)” on the lands shown as “Subject Lands” on Schedule “2” and effectively zoning the Subject Lands “EM1 Prestige Employment Zone”.
 - b) Deleting Paragraph A of Exception 9(1468) and substituting therefor the word “Deleted”.
 - c) Deleting Paragraph B Exception 9(1468) and substituting therefor the word “Deleted”.
 - d) Deleting Schedule “E-1598” and substituting therefor the Schedule “E-1598” attached hereto as Schedule “2”, thereby deleting the Holding Symbol “(H)”.
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

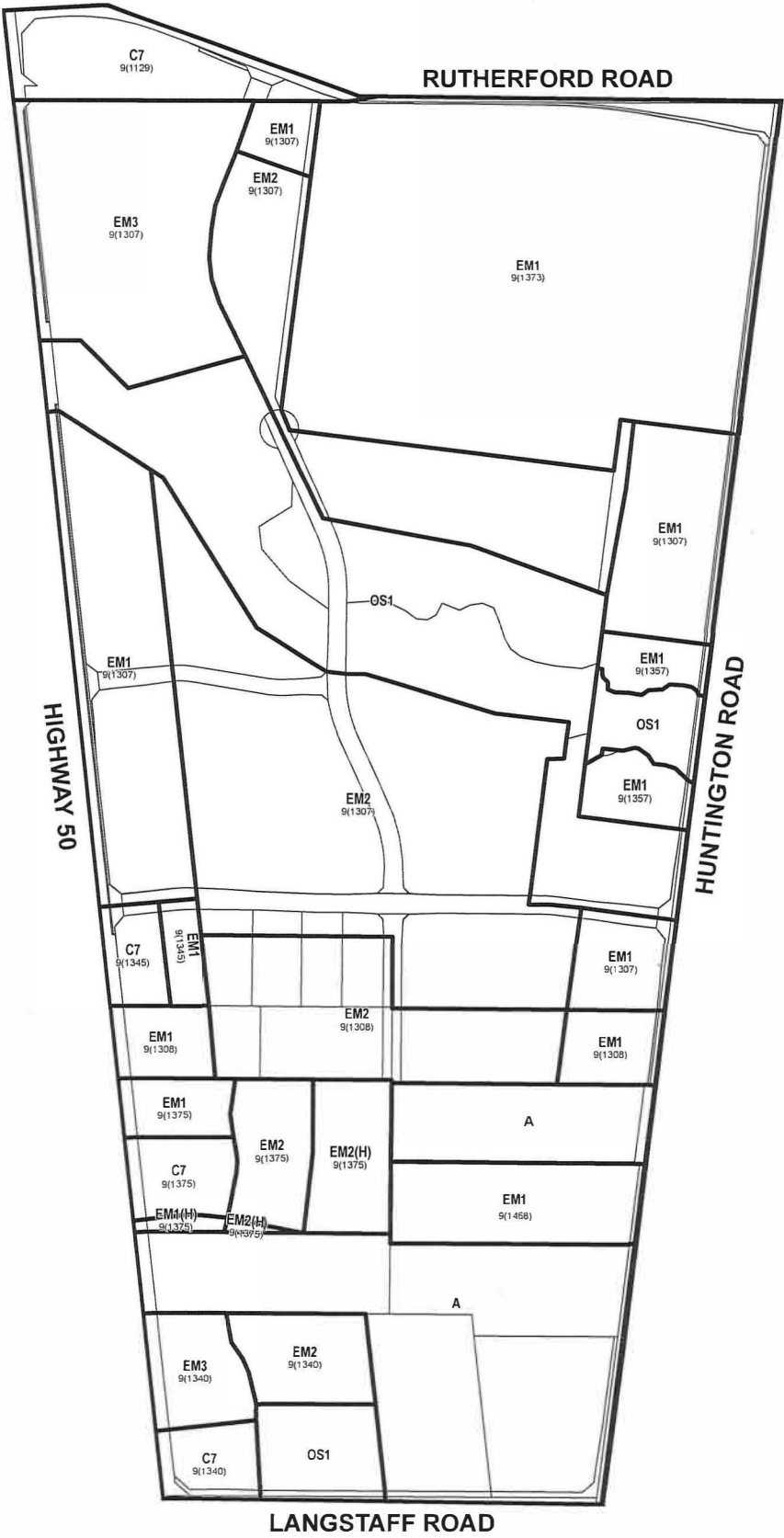
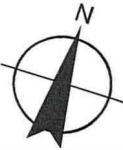
Enacted by City of Vaughan Council this 18th day of May, 2021.



Hon. Maurizio Bevilacqua, Mayor



Todd Coles, City Clerk



KEY MAP 10C
BY-LAW No. 1-88



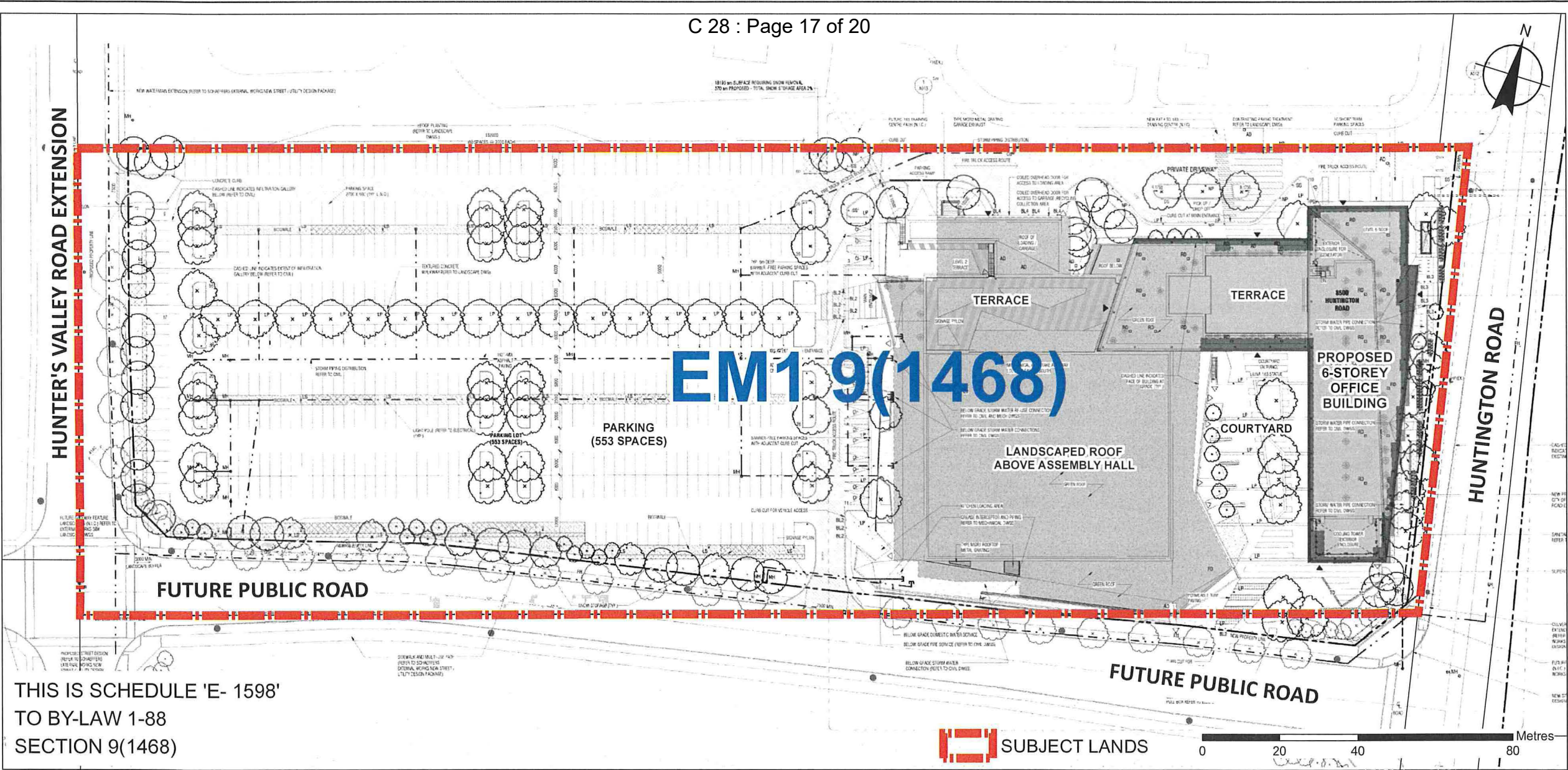
THIS IS SCHEDULE '1'
TO BY-LAW 062-2021
PASSED THE 18TH DAY OF MAY, 2021

FILE: Z.21.017
RELATED FILES: OP.18.002, Z.18.003, DA.18.025
LOCATION: PART OF LOTS 11 AND 12, CONCESSION 10;
8500 HUNTINGTON ROAD
APPLICANT: LABOURERS' UNION NON-PROFIT
BUILDING SOCIETY
CITY OF VAUGHAN

SIGNING OFFICERS

MAYOR

CLERK



THIS IS SCHEDULE 'E- 1598'
TO BY-LAW 1-88
SECTION 9(1468)

FILE: Z.21.017
RELATED FILES: OP.18.002, Z.18.003, DA.18.025
LOCATION: PART OF LOTS 11 AND 12, CONCESSION 10;
8500 HUNTINGTON ROAD
APPLICANT: LABOURERS' UNION NON-PROFIT
BUILDING SOCIETY
CITY OF VAUGHAN

THIS IS SCHEDULE '2'
TO BY-LAW 062-2021
PASSED THE 18TH DAY OF MAY, 2021

SIGNING OFFICERS

[Signature]
MAYOR
[Signature]
CLERK

SUMMARY TO BY-LAW 062-2021

The Subject Lands are located on the west side of Huntington Road, north of Langstaff Road, and are municipally known as 8500 Huntington Road, City of Vaughan.

The purpose of this by-law is to remove the Holding Symbol “(H)” from the Subject Lands, which are zoned “EM1 Prestige Employment”, subject to site-specific Exception 9(1468) with the Holding Symbol “(H)”, to facilitate the development of a 6-storey, 27,000 m² office building including an assembly hall and accessory uses.

The Subject Lands were originally zoned with the Holding Symbol “(H)” by By-law 168-2018, until such time that:

- a) The Owner shall enter into a Developers’ Group Agreement with the other participating landowners within Block 64 South 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, including land dedication and construction of Hunter’s Valley Road and future road to the south within Block 64 South. This Agreement shall also include a provision for additional developers to participate with the Developers’ Group Agreement when they wish to develop their lands, all to the satisfaction of the Development Engineering Department;
- b) The Owner shall submit a letter from the Block Trustee for Block 64 South Developers’ Group Agreement indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 64 South Landowners Cost Sharing Agreement, to the satisfaction of the Development Engineering Department;
- c) The Owner through the Block 64 South Developers’ Group shall enter into a Spine Services Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the municipal services for the Block, including but not limited to, roads, water, wastewater, storm and storm water management pond, land conveyances including the construction of Hunter’s Valley Road and the east-west road south of the Subject Lands or front-end the works and enter into a Development Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the necessary municipal services, including but not limited to, roads, water, wastewater, storm and storm water management pond, land conveyances including the construction of Hunter’s Valley Road and the east-west road south of the Subject Lands. The Agreements shall be registered against the lands to which it applies and to the satisfaction of the Development Engineering Department; and
- d) The Owner shall provide updated downstream sanitary design sheets and related drawings to demonstrate that the Subject Lands can be adequately serviced (downstream capacity). If the downstream sewer sheets determine that improvements and/or mitigation measures are required to facilitate the Development, the Owner shall agree in a Development Agreement with the City to pay its financial contribution and/or front-end financing of all applicable works that are necessary to service the Subject Lands to the satisfaction of the Development Engineering Department.

On September 27, 2018, Vaughan Council approved Official Plan Amendment File OP.18.002, Zoning By-law Amendment Z.18.003 and Site Development Application DA.18.025 to facilitate the development of a 6-storey, 27,000 m² office building including an assembly hall and accessory uses on the Subject Lands.

The Owner has satisfied the holding removal conditions in the following ways:

- A letter from Block 64 South Landowners Group Inc., herein after called the “Trustee” was provided to certify that a Developers’ Group Agreement/Cost Sharing Agreement has been entered into with the participating landowners within Block 64 South;

- A letter from the Trustee was provided to certify that the Owner has fulfilled all cost sharing and other obligations of the Block 64 South Developers' Group Agreement/Cost Sharing Agreement, to the satisfaction of the Development Engineering Department;
- A Spine Services Agreement has been executed and will be registered against the lands for the construction of the municipal services for the Block to the satisfaction of the Development Engineering Department; and
- Updated downstream sanitary design sheets and related drawings have been provided to demonstrate that the Subject Lands can be adequately serviced, to the satisfaction of the Development Engineering Department.

RUTHERFORD ROAD

HUNTINGTON ROAD

SUBJECT LANDS

HIGHWAY 50

CITY OF
BRAMPTON

LANGSTAFF ROAD

0 125 250 500 Metres

LOCATION MAP TO BY-LAW 062-2021

FILE: Z.21.017**RELATED FILES:** OP.18.002, Z.18.003, DA.18.025**LOCATION:** PART OF LOTS 11 AND 12, CONCESSION 10;
8500 HUNTINGTON ROAD**APPLICANT:** LABOURERS' UNION NON-PROFIT
BUILDING SOCIETY**CITY OF VAUGHAN****SUBJECT
LANDS**

Communication : C 29
Committee of the Whole (2)

June 8, 2021

Item # 9

MGP Files: 11-2003
20-2908

June 7, 2021

Mayor and Members of Council
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

via email: clerks@vaughan.ca

Dear Mayor Bevilacqua and Members of Council:

RE: City of Vaughan Committee of the Whole – June 8, 2021
Item 6.9: Response to York Region's Request for Comments on Regional Official
Plan Amendment 7
Comments from Block 41 Landowners Group

Malone Given Parsons Ltd. ("MGP") are the land use planners to the Block 41 Landowners Group in the City of Vaughan. Collectively with landowners in the City of Markham, a Regional Official Plan Amendment application was submitted to re-designate the Greenbelt Plan Protected Countryside Areas within the New Community Areas from "Agricultural" to "Rural" (the "ROPA").

Further to our letter dated June 7, 2021, the Landowners have instructed that we prepare a follow up letter to clarify that although the Greenbelt Plan does permit certain uses such as school, places of worship and fire halls in the rural area, the Landowners have no intention of locating such uses within the Greenbelt. The Landowners wish to locate only parks, recreational and infrastructure uses within the Greenbelt. Accordingly, the Landowners would support the inclusion of a policy which prohibits schools, places of worship and fire halls in the Rural Area.

Yours very truly,
Malone Given Parsons Ltd.



Don Given, MCIP, RPP

cc: Block 41 Landowners Group
Haiqing Xu, City of Vaughan

June 7, 2021

By E-Mail to *clerks@vaughan.ca*

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

Attention: City Clerk

Dear Sirs/Mesdames:

**Re: Applications by Clubhouse Developments Inc. for Official Plan Amendment (File No. OP.19.014), Zoning By-law Amendment (File No. Z.19.038) and Draft Plan of Subdivision (File No. 19T-19V007)
20 Lloyd Street, 241 Wycliffe Avenue and 737 and 757 Clarence Street
Resolution Regarding Potential Peer Reviews
Committee of the Whole Meeting on June 8, 2021 – Agenda Item 6.13**

We are counsel to Clubhouse Developments Inc. (“Clubhouse”), the owner of the lands municipally known as 20 Lloyd Street, 241 Wycliffe Avenue and 737 and 757 Clarence Street in the City of Vaughan, formerly known as the Board of Trade Golf Course (the “Lands”).

We are writing in response to the report of the Deputy City Manager, Planning and Growth Management (the “Staff Report”), regarding the potential for the City to conduct a peer review of one or more of the studies submitted by Clubhouse in support of its applications to redevelop the Lands (the “Applications”). The Staff Report seeks direction from City Council as to whether or not staff should initiate peer reviews of some of the studies submitted by Clubhouse.

For the reasons that follow, City Council should confirm that City staff need not initiate any peer reviews of the studies submitted by Clubhouse in support of the Applications.

First, it is clear that the City Council resolution of July 15, 2020 only contemplated a peer review being conducted if City staff identified the peer review as “necessary”.

More specifically, the Council resolution was as follows:

“That Council direct funds be set aside from the appropriate reserve to conduct peer reviews **that staff identify as necessary**, in consultation with the Community Working Group, and as approved by Council.” [emphasis added]

In this instance, City staff have not identified any peer review as being “necessary”. On the contrary, the Staff Report confirms the opposite:

“The studies and reports are under review by City staff and external agencies, including the Toronto and Region Conservation Authority. **Staff from the relevant professional disciplines have not, to date, identified the need for a peer review of any of the studies.**” [emphasis added]

Although the Staff Report indicates that two Community Working Group meetings were held “which continue to call for peer reviews of the studies and reports submitted with the Applications”, it is important to clarify this statement.

The Community Working Group that was established and met in April and May 2021 consisted of three separate stakeholder groups: 1) City staff; 2) Clubhouse representatives; and 3) community representatives (including representatives of Keep Vaughan Green and local ratepayer associations). Of those three participants, only the community representatives “call[ed] for peer reviews”. Conversely, Clubhouse is not asking for peer reviews to be undertaken by external consultants, and City staff have confirmed that both they and the external agencies have the knowledge and expertise to review the Applications without the need to retain external consultants to undertake peer reviews.

Thus, in accordance with the City Council resolution of July 15, 2020, there is clearly no basis for the City to retain external consultants to undertake a peer review of any of the studies submitted by Clubhouse in support of its Applications.

Second, there is no need to conduct peer reviews of the studies submitted by Clubhouse at this stage in the processing of the Applications.

As noted in the Staff Report, the Applications were submitted in December 2019 (i.e., roughly 18 months ago). The City’s Development Planning Department subsequently confirmed that the Applications were “complete”, based on the numerous studies submitted by Clubhouse that had been prepared in accordance with terms of reference established by the City.

Since that time, Clubhouse has revised the Applications and responded to comments provided by City staff and external commenting agencies, and has recently made a third submission. If there was any need for an external peer review of any of the studies submitted by Clubhouse, surely that would have, and should have, been identified much earlier in the planning process.

Third, Clubhouse has concerns regarding the potential additional delay that any external peer review could cause in the processing of the Applications.

Although the Staff Report estimates that peer reviews could be completed within a 4 to 8 week period, we find that estimate to be very optimistic, recognizing the time that would be required to establish terms of reference for any peer review, to issue and review requests for proposals, to finalize the procurement process, for the external reviewer(s) to undertake their review of the relevant study(ies) and related background documents, for the external reviewer to prepare a report, and so forth.

Unfortunately, even where intentions to proceed in an expeditious manner may be sincere, unnecessary additional delays can occur. Of note, a component of the July 2020 Council resolution was that “the Local Councillor schedule a meeting with the applicant, Keep Vaughan Green, the local Ratepayer Association and staff to address outstanding concerns and issues”. Although Clubhouse anticipated that this meeting could occur within a matter of weeks, it took nine months for the City to retain a facilitator and schedule the first of the two Community Working Group meetings.

For these reasons, we request that City Council confirm that City staff does not need to initiate any peer reviews of the studies submitted by Clubhouse in support of the Applications.

Yours truly,
DAVIES HOWE LLP



Mark R. Flowers
Professional Corporation

copy: Client
Mark Yarranton and Billy Tung, KLM Planning Partners Inc.

SENT VIA EMAIL

File: P-2632

June 7, 2021

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

Communication : C 31
Committee of the Whole (2)
June 8, 2021
Item # 8

Attention: Hon. Mayor Bevilacqua and Members of Council

Re: City-wide Comprehensive Zoning By-law Review – Final Draft
Committee of the Whole
Tuesday June 8, 2021
Agenda Item 6.8
716051 Ontario Limited & 1214420 Ontario Limited
5555, 5585, 5597 and 5601 Highway 7, 7731, 7685, 7635, 7625 Martin Grove Road
and 211 Woodstream Boulevard
City of Vaughan

KLM Planning Partners Inc. are the land use planners for 716051 Ontario Limited & 1214420 Ontario Limited ("**Client**"). Our Client owns a series of landholdings at the south east corner of the intersection of Martin Grove Road and Highway 7 in the City of Vaughan known municipally as 5555, 5585, 5597 and 5601 Highway 7, 7731, 7685, 7635, 7625 Martin Grove Road, and 211 Woodstream Boulevard (the "**Subject Lands**"). The Subject Lands are bounded in the east by an existing mid-rise residential building and employment uses, Vaughan Grove sports park to the south, Martin Grove Road to the west and Highway 7 to the north. All of the lands are identified in the attached location plan and in total have an area of approximately 5.61 hectares (13.87 acres). A context map is included herein as Attachment No. 1.

The Subject Lands are currently comprised of various automotive retail uses and associated uses, colloquially known as the 'Number 7 Auto Mall'.

The portion of the Subject Lands along the south side of Highway 7 are designated 'Mid-Rise Mixed-Use' in the City of Vaughan Official Plan, 2010 ("**VOP**"), permitting a range of residential,

commercial, office and institutional uses at heights between 8-10 storeys and a density of 3.0 FSI. The two parcels at the north east and south east corners of Martin Grove Road and Woodstream Boulevard are designated 'General Employment' in the VOP, however will be redesignated to permit residential uses as the Region has approved the conversion of these employment lands to permit non-employment uses through their Municipal Comprehensive Review process in 2020.

We have now had an opportunity to review the recommendation report from Planning staff in relation to the City-wide Comprehensive Zoning By-law ("**CZBL**") being considered by Vaughan Committee of the Whole on June 8, 2021 and have begun our review of the draft documents attached to this report. Within the Final draft of the proposed updated CZBL, the Subject Lands are proposed within a series of zones as follows:

- General Mixed Use – Exception (GMU-265);
- General Mixed Use – Exception (GMU-211);
- General Mixed Use (GMU);
- General Mixed Use – Exception (GMU-405);
- Prestige Employment – Exception (EM1-544); and,
- Prestige Employment – Exception (EM1-265).

Neither the General Mixed Use Zone, Prestige Employment Zone or any of the identified exceptions thereto and identified above permit residential uses.

It is noted that a Mid-rise Mixed-use (MMU) Zone has been introduced within the proposed Zoning By-law, permitting a variety of residential uses in conformity with the VOP. Pursuant to the above, we request that you introduce permissions for residential uses on the Subject Lands to conform to the VOP by zoning the lands Mid-rise Mixed-use (MMU) Zone.

We note that staff are recommending that Vaughan Council ADOPT the new CZBL at its Council meeting on September 27, 2021 and that the Deputy City Manager of Planning and Growth Management make stylistic and technical changes to the proposed by-law as required prior to final adoption. We will continue to review the materials and provide any additional comments to staff in the coming weeks so that they may be considered prior to final adoption.

We would appreciate the opportunity to participate in discussions related to the CZBL Review and may wish to make further detailed submissions in relation to subsequent reports related to this process. We trust that these comments are helpful and would appreciate the opportunity to meet with staff to discuss them in greater detail.

Further, we respectfully request notice of any future reports and/or public meetings and consultations regarding the CZBL Review, and further that we receive notice of any decision of City Council.

Yours very truly,

KLM PLANNING PARTNERS INC.



Ryan Mino-Leahan, MCIP, RPP
PARTNER



Tim Schilling, MCIP, RPP
SENIOR PLANNER

Copy: Client
Brandon Correia, City of Vaughan



64 Jardin Drive, Unit 1B
Concord, Ontario
L4K 3P3
T. 905.669.4055
F. 905.669.0097
klmplanning.com

KLM File: P-2662

June 7, 2021

City of Vaughan
Building Standards Department
2141 Major Mackenzie Dr W
Vaughan, ON L6A 1T1

Communication : C 32
Committee of the Whole (2)
June 8, 2021
Item # 8

Attention: Mayor Bevilacqua and Members of Council

Re: Committee of the Whole – June 8, 2021
Agenda Item # 8 – City-wide Comprehensive Zoning By-law
Vaughan NW Residences Inc.
Municipal Address: 10083 & 10101 Weston Road, City of Vaughan
Legal Description: Part of the West Half of Lot 21, Concession 5
City File No's. 19T-19V005 & No. Z.19.029
City of Vaughan, Region of York

Hon. Mayor Bevilacqua & Members of Council,

KLM Planning Partners Inc. is the land use planner by Vaughan NW Residences Inc.. (the “**Owner**”), the owners of the above noted lands to review the Draft City-wide Comprehensive Zoning By-law (the “**CZBL**”). The lands are located north of Major Mackenzie Drive West and east of Weston Road and are known municipally as 10083 & 10101 Weston Road (the “**Subject Lands**”). The Subject Lands are located within Planning Block 33 West and apart of a community known as Vellore Centre. Approvals for draft of plan of subdivision and Zoning By-law Amendment received approval by the City of Vaughan Council on February 17, 2021. The lands are currently vacant.

We understand the City of Vaughan (the “**City**”) is undertaking a City-wide comprehensive review of its Zoning By-law to create a progressive By-law with updated, contemporary uses and standards. One of the stated intents of the CZBL is to recognize site-specific approvals that have already gone through a public statutory approval process, and to minimize legal nonconformity to the greatest extent possible. Based on our review of Schedule A – Map 163 and Map 164, the zoning designation for the Subject Lands indicates the subject lands are proposed to be zoned as the RT(H)-963 Zone. However, Section 14 – Exceptions, Exception 963 of the CZBL does not reflect the site-specific Zoning By-law No. 034-2021 that was approved by Council on February 17, 2021 and should be rectified.

Furthermore, with respect to the Exception Zones section of the CZBL, we do not feel it is appropriate that the exceptions that were originally intended to amend the provisions of By-law 1-

88, be applied to the base zone requirements of the CZBL which has different provisions, additional provisions and different definitions than By-law 1-88.

With respect to the Transition clauses of the CZBL, we do not believe the provisions will ensure draft approved plans of subdivision that have not been registered and where building permits have not been obtained will be exempt, allowing the existing approved implementing zoning by-laws to govern.

It would be our preference that the Subject Lands be left out of CZBL and that said lands be governed by Zoning By-law 1-88 until such time as building permits for all lots and blocks have been successfully obtained. To that end, we believe By-law 1-88 should not be repealed; rather, lands which would be subject to the new CZBL could simply be removed from By-law 1-88 while the above noted lands shall remain within and be subject to the provisions of By-law 1-88, as amended. Alternatively, additional clear transition provisions are required that specify that the existing approved zone categories, exceptions and all provisions of By-law 1-88, as amended, continue to apply.

Based on the foregoing, we would request that Committee and Council not include in the resolution, as recommended by staff, that By-law 1-88, as amended, be repealed and that they direct the above changes before the adoption of the CZBL and direct these requested changes prior to adoption. In addition, we request further notice of future Committee or Council meetings and future notice of adoption of the CZBL.

We look forward to the opportunity to engage in a collaborative discussion with Council and City staff to appropriately amend the zoning for the Subject Lands to maintain our clients current zoning permissions.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

KLM PLANNING PARTNERS INC.



Rob Lavecchia, B.U.R.Pl.

SENIOR PLANNER II

cc: Vaughan NW Residences Inc.
Jim Harnum, City Manager
Haiqing Xu, Deputy City Manager, Planning & Growth Management
Brendan Correia, Manager, Special Projects



64 Jardin Drive, Unit 1B
Concord, Ontario
L4K 3P3
T. 905.669.4055
F. 905.669.0097
klmplanning.com

KLM File: P-2813

June 7, 2021

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

Communication : C 33
Committee of the Whole (2)
June 8, 2021
Item # 8

Attn: Hon. Mayor Bevilacqua & Members of Council

Re: Comments on Draft City-wide Comprehensive Zoning By-law
Betovan Construction Limited
City File No's. DA.19.052 & Z.19.009
Municipal Address: 520 Worth Boulevard, City of Vaughan,
Legal Description: Block 114 Plan 65M-2884
City of Vaughan, Region of York

Hon. Mayor Bevilacqua & Members of Council,

KLM Planning Partners Inc. is the land use planner for Betovan Construction Limited. (the "**Owner**"), the owners of the above noted lands in reviewing the Draft City-wide Comprehensive Zoning By-law (the "**CZBL**"). The lands are located west of Bathurst Street and south of Highway 407 on lands municipally known as 520 Worth Boulevard (the "**Subject Lands**"). The above noted applications for Zoning By-law Amendment and Site Plan Approval were approved by the City of Vaughan Council on May 18, 2021. The lands are currently vacant.

We understand the City of Vaughan (the "**City**") is undertaking a City-wide comprehensive review of its Zoning By-law to create a progressive By-law with updated, contemporary uses and standards. One of the stated intents of the CZBL is to recognize site-specific approvals that have already gone through a public statutory approval process, and to minimize legal nonconformity to the greatest extent possible. Based on our review of Schedule A – Map 78, the zoning designation for the Subject Lands indicates the subject lands are proposed to be zoned as the R2A without the exceptions approved by Council and should be rectified.

Furthermore, with respect to the Exception Zones section of the CZBL, we do not feel it is appropriate that the exceptions that were originally intended to amend the provisions of By-law 1-88, be applied to the base zone requirements of the CZBL which has different provisions, additional provisions and different definitions than By-law 1-88.

With respect to the Transition clauses of the CZBL, we do not believe the provisions will ensure draft approved plans of subdivision that have not been registered and where building permits have not been obtained will be exempt, allowing the existing approved implementing zoning by-laws to govern.

It would be our preference that the Subject Lands be left out of CZBL and that said lands be governed by Zoning By-law 1-88 until such time as building permits for all lots and blocks have been successfully obtained. To that end, we believe By-law 1-88 should not be repealed; rather, lands which would be subject to the new CZBL could simply be removed from By-law 1-88 while the above noted lands shall remain within and be subject to the provisions of By-law 1-88, as amended. Alternatively, additional clear transition provisions are required that specify that the existing approved zone categories, exceptions and all provisions of By-law 1-88, as amended, continue to apply.

Based on the foregoing, we would request that Committee and Council not include in the resolution, as recommended by staff, that By-law 1-88, as amended, be repealed and that they direct the above changes before the adoption of the CZBL and direct these requested changes prior to adoption. In addition, we request further notice of future Committee or Council meetings and future notice of adoption of the CZBL.

We look forward to the opportunity to engage in a collaborative discussion with Council and City staff to ensure the Subject Lands are appropriately zoned to facilitate the development as approved by Vaughan Council.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

KLM PLANNING PARTNERS INC.



Rob Lavecchia, B.U.R.Pl.
SENIOR PLANNER II

cc: Betovan Construction Limited
Jim Harnum, City Manager
Haiqing Xu, Deputy City Manager, Planning & Growth Management
Brendan Correia, Manager, Special Projects

P-2172

June 7, 2021

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
Development Planning Department

Communication : C 34
Committee of the Whole (2)
June 8, 2021
Item # 8

Attn: Hon. Mayor Bevilacqua & Members of Council

Re: Committee of the Whole (2) Report
Tuesday, June 8, 2021
Agenda Item 6.8
City-Wide Comprehensive Zoning By-law ("CZBL")
The Corporation of the City of Vaughan
840999 Ontario Limited and Prima Vista Estates Inc.,
City Files: 19T-03V05, Z03.024, DA.18.029 & DA.19.001
Part of Lots 24 and 25, Concession 6, City of Vaughan
City Wide Comprehensive Zoning By-law Review

Hon. Mayor Bevilacqua & Members of Council,

KLM Planning Partners is pleased to submit the following on behalf of our client, 840999 Ontario Limited and Prima Vista Estates Inc. c/o Gold Park Group with respect to the above noted lands (the "Subject Lands"). We have reviewed the Committee of the Whole (2) Report and recommendation with respect to the above noted agenda item and we are concerned that the proposed City-wide Comprehensive Zoning By-law does not address the concerns that we submitted on behalf of our client in a letter dated August 14, 2019 and my email dated October 23, 2020 (copies attached) we note that our written submissions are not included in Attachment 9 Comment Response Matrix.

While we have been thankful for the opportunity to consult and engage with City staff, we currently do not feel as though the concerns we have raised have been satisfactorily resolved and that it is appropriate that the CZBL be approved in its current form. City staff have received our written submissions and we have had a subsequent meeting with staff to reiterate our concerns on February 18th 2021 and we had understood that provisions would be made to address our concerns regarding transition.

The concerns we have expressed to staff are driven by our client's position of having an approved draft plan of subdivision and associated site plans together with an approved implementing zoning by-law amendment where all phases are not registered and all building permits have been obtained. Furthermore, our client has relied on By-law 1-88, as amended in designing, marketing

and the sale of dwellings. The zoning By-law amendment application for the Subject Lands which amends the provisions of By-law 1-88 conforms to the Vaughan Official Plan 2010, represent good planning and was approved by LPAT. We are not satisfied that the new provisions will allow the registration and issuance of building permits for these lots as permitted in By-law 1-88, as amended.

With respect to the Exception Zones section of the CZBL, we do not feel it is appropriate that the exceptions that were originally intended to amend the provisions of By-law 1-88, be applied to the base zone requirements of the CZBL which has different provisions, additional provisions and different definitions than By-law 1-88.

With respect to the Transition clauses of the CZBL, we do not believe the provisions will ensure draft approved plans of subdivision that have not been registered and where building permits have not been obtained will be exempt, allowing the existing approved implementing zoning by-laws to govern.

It would be our preference that the Subject Lands be left out of CZBL and that said lands be governed by Zoning By-law 1-88 until such time as the plan of subdivision is registered and building permits for all lots and blocks have been successfully obtained. To that end, we believe By-law 1-88 should not be repealed; rather, lands which would be subject to the new CZBL could simply be removed from By-law 1-88 while the above noted lands shall remain within and be subject to the provisions of By-law 1-88, as amended. Alternatively, additional clear transition provisions are required that specify that the existing approved zone categories, exceptions and all provisions of By-law 1-88, as amended, continue to apply.

Based on the foregoing, we would request that Committee and Council not include in the resolution, as recommended by staff, that By-law 1-88, as amended, be repealed and that they direct the above changes before the adoption of the CZBL and direct these requested changes prior to adoption. In addition, we request further notice of future Committee or Council meetings and future notice of adoption of the CZBL.

Sincerely,

KLM PLANNING PARTNERS INC.



Mark Yarranton, BES, MCIP, RPP
PRESIDENT

Cc: Graziano Stefani, Gold Park Homes Inc.
Brandon Correia, City of Vaughan

June 7, 2021

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
Development Planning Department

Communication : C 35
Committee of the Whole (2)
June 8, 2021
Item # 8

Attn: Hon. Mayor Bevilacqua & Members of Council

Re: Committee of the Whole (2) Report
Tuesday, June 8, 2021
Agenda Item 6.8
City-Wide Comprehensive Zoning By-law ("CZBL")
The Corporation of the City of Vaughan
Lindvest Properties (Pine Valley) Limited, Lindvest Properties (Pine Valley RB) Limited,
1387700 Ontario Limited, and Roybridge Holdings Limited
City Files: 19T-03V25 & Z07.002
Part of Lots 24 and 25, Concession 7, City of Vaughan
City Wide Comprehensive Zoning By-law Review

Hon. Mayor Bevilacqua & Members of Council,

KLM Planning Partners is pleased to submit the following on behalf of our client, Lindvest Properties (Pine Valley) Limited, Lindvest Properties (Pine Valley RB) Limited, 1387700 Ontario Limited, and Roybridge Holdings Limited c/o Zzen Group with respect to the above noted lands (the "Subject Lands"). We have reviewed the Committee of the Whole (2) Report and recommendation with respect to the above noted agenda item and we are concerned that the proposed City-wide Comprehensive Zoning By-law does not address the concerns that we submitted on behalf of our client in a letter dated August 14, 2019 and my email dated October 26, 2020 (copies attached) we note that our written submissions are not included in Attachment 9 Comment Response Matrix.

While we have been thankful for the opportunity to consult and engage with City staff, we currently do not feel as though the concerns we have raised have been satisfactorily resolved and that it is appropriate that the CZBL be approved in its current form. City staff have received our written submissions and we have had a subsequent meeting with staff to reiterate our concerns on February 18th 2021 and we had understood that provisions would be made to address our concerns regarding transition.

The concerns we have expressed to staff are driven by our client's position of having an approved draft plan of subdivision and associated site plans together with an approved implementing zoning by-law amendment where all phases are not registered and all building permits have been obtained. Furthermore, our client has relied on By-law 1-88, as amended in designing, marketing and the sale of

dwellings. The zoning By-law amendment application for the Subject Lands which amends the provisions of By-law 1-88 conforms to the Vaughan Official Plan 2010, represent good planning and was approved by LPAT. We are not satisfied that the new provisions will allow the registration and issuance of building permits for these lots as permitted in By-law 1-88, as amended.

With respect to the Exception Zones section of the CZBL, we do not feel it is appropriate that the exceptions that were originally intended to amend the provisions of By-law 1-88, be applied to the base zone requirements of the CZBL which has different provisions, additional provisions and different definitions than By-law 1-88.

With respect to the Transition clauses of the CZBL, we do not believe the provisions will ensure draft approved plans of subdivision that have not been registered and where building permits have not been obtained will be exempt, allowing the existing approved implementing zoning by-laws to govern.

It would be our preference that the Subject Lands be left out of CZBL and that said lands be governed by Zoning By-law 1-88 until such time as the plan of subdivision is registered and building permits for all lots and blocks have been successfully obtained. To that end, we believe By-law 1-88 should not be repealed; rather, lands which would be subject to the new CZBL could simply be removed from By-law 1-88 while the above noted lands shall remain within and be subject to the provisions of By-law 1-88, as amended. Alternatively, additional clear transition provisions are required that specify that the existing approved zone categories, exceptions and all provisions of By-law 1-88, as amended, continue to apply.

Based on the foregoing, we would request that Committee and Council not include in the resolution, as recommended by staff, that By-law 1-88, as amended, be repealed and that they direct the above changes before the adoption of the CZBL and direct these requested changes prior to adoption. In addition, we request further notice of future Committee or Council meetings and future notice of adoption of the CZBL.

Sincerely,

KLM PLANNING PARTNERS INC.



Mark Yarranton, BES, MCIP, RPP
PRESIDENT

Cc: Sam Speranza, Zzen Group
Joseph Sgro, Zzen Group
Frank Palombi, Lindvest
Brandon Correia, City of Vaughan

P-3275

June 7, 2021

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

Communication : C36
Committee of the Whole (2)
June 8, 2021
Item # 8

Attn: Hon. Mayor Bevilacqua and Members of Council

RE: City-wide Comprehensive Zoning By-law Review
Committee of the Whole
Tuesday June 8, 2021
Agenda Item 6.8
PEM Weston Road Limited
3790 Highway 7, Vaughan

Hon. Mayor Bevilacqua and Members of Council,

KLM Planning Partners Inc. is the land use planning consultant retained by 'PEM Weston Road Limited' ("**Client**"), owner of the lands known municipally as 3790 Highway 7 in the City of Vaughan in the Region of York and generally located north-west of the Highway 7 and Weston Road intersection ("**Subject Lands**").

Our Client is proposing the redevelopment of the Subject Lands as a high-rise mixed-use development consisting of both retail and residential uses. As proposed, the redevelopment will require applications for Official Plan Amendment ("**OPA**"), Zoning By-law Amendment ("**ZBA**") and Site Development ("**SD**").

On Friday May 14, 2021, we attended a Pre-application Consultation ("**PAC**") Meeting on behalf of our Client and were notified that the City-wide Comprehensive Zoning By-law ("**CZBL**") will be proceeding to Committee of the Whole on Tuesday June 8, 2021. At the PAC meeting, City Staff explained that forthcoming applications will be reviewed under both By-law 1-88 and the new CZBL, however the proposed ZBA will only amend the by-law that is in full force and effect at the time. Staff also noted that the current zoning is "C2 – General Commercial Zone" in By-law 1-88 and the proposed zoning is "General Mixed Use" in the draft Comprehensive Zoning By-law, both of which do not permit residential uses and will require amendment to facilitate the proposed development.

The purpose of this letter is to express our intention to submit a ZBA application in advance of the new CZBL being in full force and effect and to seek clarification with respect to the transition policies for the CZBL.

We have now had an opportunity to review the recommendation report from Planning staff in relation to the CZBL being considered by Vaughan Committee of the Whole on June 8, 2021 and have begun our review of the draft documents attached to this report. However, given the significant length of the attachments, we will require additional time to review and provide any additional comments to staff as required. Based on Staff's direction at the PAC Meeting and the transition policies provided in the draft of the CZBL, it is unclear how applications which are in the early proposal stages will be reviewed and considered from a Zoning By-law perspective.

We note that staff are recommending that Vaughan Council ADOPT the new City-wide Comprehensive Zoning By-law at its Council meeting on September 27, 2021 and that the Deputy City Manager of Planning and Growth Management make stylistic and technical changes to the proposed by-law as required prior to final adoption. We will continue to review the materials and provide any additional comments to staff in the coming weeks so that they may be considered prior to final adoption.

Thank you for the opportunity to comment and we look forward to working with the City throughout the remainder of the City-wide CZBL process. We request further notice of future Committee or Council meetings and future notice of adoption of the CZBL. If you have any questions or concerns, do not hesitate to contact the undersigned.

Yours truly,

KLM PLANNING PARTNERS INC.



Ryan Mino-Leahan, BURPI, MCIP, RPP
PARTNER



Lucy Pronk, M.Sc.
INTERMEDIATE PLANNER

Copy: Client
Brandon Correia, City of Vaughan

P-2953

June 7, 2021

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
Development Planning Department

Communication : C 37
Committee of the Whole (2)
June 8, 2021
Item # 8

Attn: Hon. Mayor Bevilacqua & Members of Council

Re: Committee of the Whole (2) Report
Tuesday, June 8, 2021
Agenda Item 6.8
City-Wide Comprehensive Zoning By-law ("CZBL")
The Corporation of the City of Vaughan
Cal-Crown Homes (Three) Inc.
City Files: 19T-18V007 & Z.18.016
Block 203, Plan 65M-4361
City Wide Comprehensive Zoning By-law Review

Hon. Mayor Bevilacqua & Members of Council,

KLM Planning Partners is pleased to submit the following on behalf of our client, Cal-Crown Homes (Three) Inc. c/o Caliber Homes with respect to the above noted lands (the "Subject Lands"). We have reviewed the Committee of the Whole (2) Report and recommendation with respect to the above noted agenda item and we are concerned with how the proposed City-wide Comprehensive Zoning By-law may impact the Subject Lands.

Our client has an approved draft plan of subdivision with an approved implementing zoning by-law amendment which is not fully registered and not all building permits have been obtained. Furthermore, our client has relied on By-law 1-88, as amended in designing, marketing and the sale of dwellings. The zoning By-law amendment application for the Subject Lands which amends the provisions of By-law 1-88 conforms to the Vaughan Official Plan 2010, represent good planning and was approved by Vaughan Council. We are not satisfied that the new provisions will allow the registration and issuance of building permits for these lots as permitted in By-law 1-88, as amended.

With respect to the Exception Zones section of the CZBL, we do not feel it is appropriate that the exceptions that were originally intended to amend the provisions of By-law 1-88, be applied to the base zone requirements of the CZBL which has different provisions, additional provisions and different definitions than By-law 1-88.

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It would be our preference that the Subject Lands be left out of CZBL and that said lands be governed by Zoning By-law 1-88 until such time as the plan of subdivision is registered and building permits for all lots and blocks have been successfully obtained. To that end, we believe By-law 1-88 should not be repealed; rather, lands which would be subject to the new CZBL could simply be removed from By-law 1-88 while the above noted lands shall remain within and be subject to the provisions of By-law 1-88, as amended. Alternatively, additional clear transition provisions are required that specify that the existing approved zone categories, exceptions and all provisions of By-law 1-88, as amended, continue to apply.

Based on the foregoing, we would request that Committee and Council not include in the resolution, as recommended by staff, that By-law 1-88, as amended, be repealed and that they direct the above changes before the adoption of the CZBL and direct these requested changes prior to adoption. In addition, we request further notice of future Committee or Council meetings and future notice of adoption of the CZBL.

Sincerely,

KLM PLANNING PARTNERS INC.



Rob Lavecchia, B.U.R.Pl.
SENIOR PLANNER II

Cc: Danny DiMeo, Caliber Homes
Andrew Wong, Caliber Homes
Brandon Correia, City of Vaughan



LOOPSTRA NIXON LLP
BARRISTERS AND SOLICITORS

Communication : C 38
Committee of the Whole (2)
June 8, 2021
Item # 1

Quinto M. Annibale*
***Quinto M. Annibale Professional Corporation**
Direct Line: (416) 748-4757
E-mail: gannibale@loonix.com

By E-Mail

June 7, 2021

Mayor and Members of Council
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Attention: Mr. Todd Coles, City Clerk

RE: Proposed Area Specific Development Charge By-law (ASDC)
And Black Creek Financial Strategy Comments
City of Vaughan, Region of York

Dear Mayor and Members of Council,

The following submission and comments are provided on behalf of 785343 Ontario Ltd. and I & M Pandolfo Holdings Inc., being the registered Owner of lands municipally known as 7551 and 7601 Jane Street and located on the east side of Jane Street, south of Highway 7, on the south side of Doughton Road, west of Maplecrete Road and north of the future Interchange Way extension.

The above noted lands are all located within the VMC Secondary Plan area and will all be similarly affected by the proposed revisions to the Black Creek ASDC and related Background Study. When coupled with increased construction costs associated with development, the added financial burden of the proposed ASDC will create significant barriers for continued investment in the VMC.

City Council and Municipal Staff have worked to ensure the VMC flourishes as Vaughan's new downtown and thus far, the VMC is a model for successful City Building. The proposed ASDC By-law seeks to attribute a significant financial burden to the above noted landowners in the immediate vicinity of Black Creek. This is primarily due to the enormous cost escalations associated with the proposed Black Creek Re-alignment and the continued failure to recognize the overall City-Wide community benefits and applicability of the Black Creek Re-Alignment project.

The Black Creek Re-Alignment project will create and contribute significant open space amenities for the City as a whole, which residents and visitors to the City will enjoy, for generations to come. The Black Creek improvement project represents a City-wide benefit and



effort to continue to grow the City's downtown and provide for meaningful open space, enjoyed by the City, as a whole.

The VMC is the City's Urban Growth Centre and focus for intensification growth.

Proceeding to significantly increase area specific Development Charges within the VMC will also result in increased pressures for intensification in other areas of the City, which would not be subject to the area specific charge.

Instead, shifting the Black Creek costs to the City-wide Development Charges By-law would represent a marginal increase to the City-wide rate, while ensuring the VMC remains sustainable with continued investment in our City's emerging downtown.

In addition, the re-alignment and overall revitalization of the creek will essentially eliminate the existing flooding risks to the Jane Street and Highway 7 roadways, active transportation network and bus-rapid transit corridors throughout the Vaughan Metropolitan Centre Secondary Plan area and beyond.

The City's current (2018) City-Wide Development Charge By-law (and associated Background Study as prepared by Hemson Consulting) includes similar multi-modal/transportation and urban design/open space related projects **with full funding** from City-Wide Development Charges rather than trying to fund them with area specific development charge bylaws in the vicinity of their location. Some notable examples of these projects are listed below:

- a. **\$25M** for enhanced streetscaping works along Highway 7 throughout the VMC – City Wide DC.
- b. **\$10M** for enhanced streetscaping works along Jane Street and the Edgeley Pond interface within the VMC – City Wide DC.
- c. **\$16M** for the SWM Pond/Tank within the southeast quadrant of the VMC – City Wide DC.
- d. Approximately **\$12M** for streetscaping and greenway related works along the Keele Street, Jane Street and Steeles Avenue corridors within the Steeles West Secondary Plan Area (Black Creek Pioneer Village Subway Station) – City Wide DC.
- e. Approximately **\$54M** for Robinson Creek Valley Crossings (including John Lawrie and others in Blocks 59 and 66) within the West Vaughan Employment Area – City Wide DC.
- f. **\$6M** for streetscaping enhancements along Islington Avenue throughout Kleinburg – City Wide DC.
- g. **\$22M** for streetscaping enhancements along Yonge Street throughout the Yonge-Steeles Secondary Plan Area – City Wide DC.



- h. **\$4M** for streetscaping enhancements throughout the Vaughan Mills Secondary Plan Area – City Wide DC.
- i. Approximately **\$12M** for Valley Crossings in Blocks 35 and 61 – City Wide DC.
- j. Approximately **\$46M** for Valley Crossings in Blocks 27 and 41 – City Wide DC.
- k. Approximately **\$12M** for Pedestrian Valley Crossings in Blocks 40/47 – City Wide DC
- l. Approximately **\$25M** for Valley Crossings in Block 11 – City Wide DC.
- l. Approximately **\$25M** for enhanced and premium levels of streetscaping throughout the Carville District Centre – City Wide DC.
- m. Approximately **\$122M** for Active Transportation/Infrastructure related projects – City Wide DC.
- n. **\$45M** for sidewalks and streetlighting along Regional Roads – City Wide DC.
- o. **\$74M** for various growth related watermain projects throughout the City of Vaughan – City Wide DC.

The cumulative sum of the above noted City-Wide DC funded projects is **\$510 Million**. Each of these projects have direct benefits to the local areas within which they are located, however it was recognized that they all have city wide benefits and therefore they are **fully funded by City-Wide Development Charges**.

The \$38.9M (currently attributed to immediately affected Landowners) represents approximately 8% of the \$510 Million in current City-Wide projects noted above. A minor deferral (to post-period 2031 benefits) of any of these City-Wide project components could easily compensate/offset for the additional \$38.9M to be moved to the City-Wide DC charge. This approach/principle is consistent with the historical precedent set over multiple DC background studies and associated by-laws in Vaughan. There has been a fundamental shift in logic, that is not consistent with the many historical precedents and most importantly, not consistent with the overall City-Wide benefits related to the continued and successful City Building initiatives associated with the VMC, namely:

- Providing a catalyst for continued development throughout the VMC.
- Producing an innovative ecologically sensitive stormwater management opportunity while creating enhanced natural habitat spaces used to educate and inform the greater good.
- Creating unique public realm space with seamless integration of parkland and amenities where people from all parts of the City and visitors alike can interact, learn, play, and grow.



Further, the above noted projects provide overall City-Wide community benefits and are no different than the benefits which the Black Creek Re-Alignment Project will provide, for the entire City, namely:

- Protection from flooding to adjacent roadways and development lands
- Facilitate and expand the City's active transportation network and bus rapid-transit corridors/systems
- Expand the City-wide open space amenity areas and overall community connectivity
- Increase the overall aesthetics/quality of the urban design/realm throughout the City; and
- Allow adjacent landowners the opportunity to maximize development potential while equitably distributing the financial burden of capital costs associated with this growth-related infrastructure

Accordingly, for all of the above noted reasons, we respectfully request that Council instruct municipal staff to revise the proposed ASDC By-law to move the total costs associated with the Black Creek Re-Alignment project to the ongoing interim City-Wide Development Charges By-law update.

The following alternate City-Wide funding categories are available to offset the current draft ASDC By-law impacts to the immediately affected landowners. It would be greatly appreciated if City Council and staff would further investigate shifting additional funds specifically to:

- City-Wide Development Charges for "Parks and Open Space" which is only 6%
- City-Wide Development Charges for "Engineering" currently at 34%
- "Local Services" which is only 4%
- "Undeveloped Lands" which is only 4%
- "Other Government" which is only 2%

Further, we request the City consider revising the ASDC By-law to defer inclusion of the historical costs of the Black Creek Re-Alignment until such time as detailed design has concluded, at which point a further updated By-law can be brought forward, reflecting accurate costs. These costs should be deferred to the next review of this By-law. There is nothing preventing a second ASDC By-law update prior to the next statutory timeframe.

The Subject Lands are unique, in that, my Client has a valid permit from TRCA to remove an existing culvert in front of the Subject Lands. Removal of this culvert would take almost all my Client's lands out of the floodplain, thereby substantially lowering the proportionate share of the ASDC costs attributable to the Subject Lands. The proposed ASDC does not account for these reduced costs and instead proposes costs not accurate nor reflective of value-added engineering analysis and options.

We urge Council to investigate programs for infrastructure funding recently announced by the Federal Government to help alleviate the enormous burden this project will impose on the VMC (the Disaster Mitigation and Adaption Fund and the Canada Community Building Fund). Cost sharing with senior levels of government will reduce the onerous burden on the very few developments which are to be subject to this By-law.



We respectfully request City Council not act in haste and ensure the ASDC By-law's costs are accurate while also shifting the costs of the Black Creek Re-Alignment to the on-going interim City-Wide By-law update.

In conclusion, we request that a motion be brought forward for Council approval to ensure:

- 1. That staff revise the proposed ASDC By-law by moving the total costs associated with the Black Creek Re-Alignment project (being the \$38.9M attributed to the immediately affected Landowners) to the ongoing interim City-Wide Development Charges By-law update; and**
- 2. That staff redistribute the \$38.9M from the immediately affected Landowners to the following available City-Wide categories:**
 - a. "City-Wide Development Charges for "Parks and Open Space" which is only 6%**
 - b. "City-Wide Development Charges for "Engineering" currently at 34%**
 - c. "Local Services" which is only 4%**
 - d. "Undeveloped Lands" which is only 4%**
 - e. "Other government which is only 2%**

The Black Creek Optimization study final report concluded with the availability of interim and ultimate options. The interim options were not considered in this by-law. My clients feel there should be consideration for the interim solution that exists for all adjacent properties, especially the property to the south and north along Jane Street thereby avoiding unnecessary and enormous cost associated with expropriating all condominium properties and acquiring the adjacent lands when they develop, rather than requiring the benefitting Owners pay the exorbitant cost of acquiring them now.

My client has for many years proposed an interim solution which would not require the ASDC to be so onerous at this time; that being the construction of a gabion wall and maintenance of the existing entrance to the banquet hall located and currently operating on the Subject Lands. My client asks that this be accommodated in the detailed design of the Black Creek Channel. A similar interim solution exists for all adjacent properties, especially the properties to the south and north of my Client's lands.

Programs for infrastructure funding recently announced by the Federal Government should also be pursued, to help alleviate the enormous burden this project will impose on the VMC (the Disaster Mitigation and Adaptation Fund and the Canada Community Building Fund). Senior levels of government will reduce the onerous burden on the very few developments which are to be subject to this By-law.

We suggest the detailed design work for the Black Creek Revitalization Project be placed on hold until interim alternative/less expensive solutions are pursued thereby significantly reducing costs



(and minimizing the need to expropriate land). This could be achieved by undertaking a value-added engineering analysis exercise with key stakeholders.

Please provide a Notice of Decision as it relates to the proposed ASDC By-law as we would like to continue to work cooperatively with Council and City staff.

Yours very truly,

LOOPSTRA NIXON LLP

Per: Quinto M. Annibale



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klmplanning.com

KLM File: P-2813

June 7, 2021

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

Communication : C 39
Committee of the Whole (2)
June 8, 2021
Item # 8

Attn: Hon. Mayor Bevilacqua & Members of Council

**Re: Comments on Draft City-wide Comprehensive Zoning By-law
Betovan Construction Limited
City File No's. DA.19.052 & Z.19.009
Municipal Address: 520 Worth Boulevard, City of Vaughan,
Legal Description: Block 114 Plan 65M-2884
City of Vaughan, Region of York**

Hon. Mayor Bevilacqua & Members of Council,

KLM Planning Partners Inc. is the land use planner for Betovan Construction Limited. (the "**Owner**"), the owners of the above noted lands in reviewing the Draft City-wide Comprehensive Zoning By-law (the "**CZBL**"). The lands are located west of Bathurst Street and south of Highway 407 on lands municipally known as 520 Worth Boulevard (the "**Subject Lands**"). The above noted applications for Zoning By-law Amendment and Site Plan Approval were approved by the City of Vaughan Council on May 18, 2021. The lands are currently vacant.

We understand the City of Vaughan (the "**City**") is undertaking a City-wide comprehensive review of its Zoning By-law to create a progressive By-law with updated, contemporary uses and standards. One of the stated intents of the CZBL is to recognize site-specific approvals that have already gone through a public statutory approval process, and to minimize legal nonconformity to the greatest extent possible. Based on our review of Schedule A – Map 78, the zoning designation for the Subject Lands indicates the subject lands are proposed to be zoned as the R2A without the exceptions approved by Council and should be rectified.

Furthermore, with respect to the Exception Zones section of the CZBL, we do not feel it is appropriate that the exceptions that were originally intended to amend the provisions of By-law 1-88, be applied to the base zone requirements of the CZBL which has different provisions, additional provisions and different definitions than By-law 1-88.

With respect to the Transition clauses of the CZBL, we do not believe the provisions will ensure approved site plans where building permits have not been obtained will be exempt, allowing the existing approved implementing zoning by-laws to govern.

It would be our preference that the Subject Lands be left out of CZBL and that said lands be governed by Zoning By-law 1-88 until such time as building permits for all lots and blocks have been successfully obtained. To that end, we believe By-law 1-88 should not be repealed; rather, lands which would be subject to the new CZBL could simply be removed from By-law 1-88 while the above noted lands shall remain within and be subject to the provisions of By-law 1-88, as amended. Alternatively, additional clear transition provisions are required that specify that the existing approved zone categories, exceptions and all provisions of By-law 1-88, as amended, continue to apply.

Based on the foregoing, we would request that Committee and Council not include in the resolution, as recommended by staff, that By-law 1-88, as amended, be repealed and that they direct the above changes before the adoption of the CZBL and direct these requested changes prior to adoption. In addition, we request further notice of future Committee or Council meetings and future notice of adoption of the CZBL.

We look forward to the opportunity to engage in a collaborative discussion with Council and City staff to ensure the Subject Lands are appropriately zoned to facilitate the development as approved by Vaughan Council.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

KLM PLANNING PARTNERS INC.



Rob Lavecchia, B.U.R.Pl.
SENIOR PLANNER II

cc: Betovan Construction Limited
Jim Harnum, City Manager
Haiqing Xu, Deputy City Manager, Planning & Growth Management
Brendan Correia, Manager, Special Projects



P-2171

June 7, 2021

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

Attn: Hon. Mayor Bevilacqua & Members of Council

**Re: Committee of the Whole (2) Report
Tuesday, June 8, 2021
Agenda Item 6.8
City-Wide Comprehensive Zoning By-law ("CZBL")
The Corporation of the City of Vaughan
2097500 Ontario Limited
City Files: 19T-07V01 & Z07.002
Part of Lot 25, Concession 6, City of Vaughan
City Wide Comprehensive Zoning By-law Review**

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klmplanning.com

**Communication : C 40
Committee of the Whole (2)
June 8, 2021
Item # 8**

Hon. Mayor Bevilacqua & Members of Council,

KLM Planning Partners is pleased to submit the following on behalf of our client, 2097500 Ontario Limited c/o Lormel Homes with respect to the above noted lands (the "Subject Lands"). We have reviewed the Committee of the Whole (2) Report and recommendation with respect to the above noted agenda item and we are concerned that the proposed City-wide Comprehensive Zoning By-law does not address the concerns that we submitted on behalf of our client in a letter dated August 14, 2019 and an email dated October 22, 2020 (copies attached). We note that our written submissions are not included in Attachment 9 Comment Response Matrix.

While we have been thankful for the opportunity to consult and engage with City staff, the concerns we have raised have not been satisfactorily resolved and therefore it is inappropriate that the CZBL be approved in its current form. City staff have received our written submissions, we have had a subsequent meeting with staff to reiterate our concerns on February 18th 2021 and we had understood that provisions would be made to address our concerns regarding transition which is not the case.

The concerns we have expressed to staff are driven by our client's position of having an approved draft plan of subdivision together with an approved implementing zoning by-law amendment which is not registered and building permits have not been obtained. Furthermore, our client has relied on By-law 1-88, as amended in designing the dwelling units. The zoning By-law amendment

application for the Subject Lands which amends the provisions of By-law 1-88 conforms to the Vaughan Official Plan 2010, represent good planning and was approved by LPAT. We are not satisfied that the new provisions will allow the registration and issuance of building permits for these lots as permitted in By-law 1-88, as amended.

With respect to the Exception Zones section of the CZBL, we do not feel it is appropriate that the exceptions that were originally intended to amend the provisions of By-law 1-88, be applied to the base zone requirements of the CZBL which has different provisions, additional provisions and different definitions than By-law 1-88.

With respect to the Transition clauses of the CZBL, we do not believe the provisions will ensure draft approved plans of subdivision that have not been registered and where building permits have not been obtained will be exempt, allowing the existing approved implementing zoning by-laws to govern.

It would be our preference that the Subject Lands be left out of the CZBL and that said lands be governed by Zoning By-law 1-88 until such time as the plan of subdivision is registered and building permits for all lots and blocks have been successfully obtained. To that end, we believe By-law 1-88 should not be repealed; rather, lands which would be subject to the new CZBL could simply be removed from By-law 1-88 while the above noted lands shall remain within and be subject to the provisions of By-law 1-88, as amended. Alternatively, additional clear transition provisions are required that specify that the existing approved zone categories, exceptions and all provisions of By-law 1-88, as amended, continue to apply.

Based on the foregoing, we would request that Committee and Council not include in the resolution, as recommended by staff, that By-law 1-88, as amended, be repealed and that they direct the above changes before the adoption of the CZBL and direct these requested changes prior to adoption. In addition, we request further notice of future Committee or Council meetings and future notice of adoption of the CZBL.

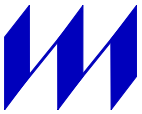
Sincerely,

KLM PLANNING PARTNERS INC.



Mark Yarranton, BES, MCIP, RPP
PRESIDENT

Cc: Julian De Meneghi, Lormel Homes
Brandon Correia, City of Vaughan



WESTON CONSULTING

planning + urban design

**Communication : C 41
Committee of the Whole (2)
June 8, 2021
Item # 8**

City of Vaughan
Planning and Growth Management
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

June 7th, 2021
File 5264-1

Attn: Chair and Members of the Committee of the Whole

**RE: City-Wide Comprehensive Zoning By-law, The Corporation of the City of Vaughan
Committee of the Whole of the City of Vaughan, June 8th 2021
5859 Rutherford Road, City of Vaughan
Tien De Religion Canada**

Weston Consulting is the planning consultant for Tien De Religion, the owner of the property municipally known as 5859 Rutherford Road, (herein called the “subject property”) in the City of Vaughan. The subject property is located on the south side of Rutherford Road, east of Highway 27 and is an irregular shape. The subject property also maintains direct access and frontage on Rutherford Road and currently contains residential uses consisting of a one-storey building with a two-storey addition, several wooden decks, a swimming pool, retaining wall and accessory structures. These uses have been continuous. Through discussions with the property owner, it is our understanding that uses relating to agricultural operations, including a storage barn, have also continuously existed on the site for many years.

The property is subject to an appeal of the City of Vaughan Official Plan to the Ontario Municipal Board file PL111184. The appeal is with regard to the Vaughan Official Plan 2010 which has policies that prohibit most forms of land use development at the subject site. As such, an appeal was filed in December of 2012 and is still outstanding and pending resolution, with a hearing scheduled for fall 2021.

City of Vaughan Comprehensive Zoning By-law Review

Within the proposed final draft mapping of the City of Vaughan comprehensive review, the subject property is proposed to be zoned *Environmental Protection Zone (EP)*. It remains our opinion that that the proposed zoning category should be revised to reflect the existing uses on the property, which are residential and agricultural in nature. It is our opinion that the subject property should be zoned *First Density Residential Zone Exception “X” (R1X)* or a similar residential exception zone that recognizes both the existing residential and agricultural uses on the property. A Draft Zone Exception as been provided as Attachment 1 to this letter.

Further, the current By-law allows for an existing Legal Non-Conforming building to be *“Enlarged or extended provided the building or structure is used for the purpose permitted by this By-law in*

the zone in which it is located and further provided that such extension or enlargement complies with all such zone requirements". It is our opinion that the proposed exception zone should contain a clause regarding Legal Non-Conforming uses that recognizes the wording of Zoning By-law 1-88, which our client supports.


In conclusion, we wish to make this submission on behalf of the owners as it relates to the subject property and the proposed regulatory and schedule changes proposed through the third draft of the City-wide comprehensive review of its Zoning By-law being considered. It is our opinion that that the proposed zoning category is not consistent with the existing uses and we request the proposed zone be modified. We reserve the right to provide further comments in relation to the by-law, prior to passing by Council. Please provide written notice of any Zoning By-law passed pursuant to this process to the undersigned.

If you have any questions or require further information in the meantime, please contact the undersigned below or Liam O'Toole at ext. 316.

Yours truly,

Weston Consulting

Per:



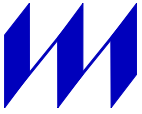
Ryan Guetter, BES, MCIP, RPP
Executive Vice President

c: Tien De Religion
Alan Heisey, Papazian, Heisey, Myers
Peter Chee

Attachment 1 – Draft Zoning By-law Exception

14.X

Exception Number: X	Legal Description: 5859 Rutherford Road
Applicable Parent Zone: EP	
Schedule A Reference: 120	Figure X Link (if applicable)
By-law – Tribunal Decision Reference	
14.X.1 Permitted Uses	
1. Detached Residential Dwelling 2. Agricultural Uses	
14.X.2 Other Provisions	
1. Notwithstanding the policies of Section 1.9 “Legal Non-Conformity”, an existing building or structure which has been lawfully erected but which does not conform to the zoning standards set out in Schedule "A" may be enlarged or extended provided the building or structure is used for the purpose permitted by this By-law in the zone in which it is located and further provided that such extension or enlargement complies with all such zone requirements.	



**WESTON
CONSULTING**

planning + urban design

**Communication : C 42
Committee of the Whole (2)
June 8, 2021
Item # 8**

Office of the City Clerk
City of Vaughan
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

June 7, 2021
File 6715

Attn: City Clerk

**RE: City-Wide Comprehensive Zoning By-law Review – Public Comments Response Matrix
Committee of the Whole (Public Meeting)
7553 Islington Avenue and 150 Bruce Street
City File No. OP.08.017 & Z.16.022**

Weston Consulting is the planning consultant for 7553 Islington Holding Inc., the registered owner of the lands located at 7553 Islington Avenue and 150 Bruce Street in the City of Vaughan (herein referred to as the “subject lands”). We have reviewed the Public Comments Response Matrix (“PCRM”) together with the final Draft of the Comprehensive Zoning By-Law (“CZBL”) and Staff Report prepared by Planning Staff that is to be presented to the Committee of the Whole on June 8, 2021 with a recommendation for enactment in September 2021. This letter serves as a response to these documents and as a follow-up to our previously submitted letter dated October 28, 2020.

Based on our review of the final Draft of the CZBL, the 7553 Islington Avenue portion of the subject lands continue to be proposed to be zoned as “EP – Environmental Protection Zone” per Schedule A - Map 26.

As outlined in our previous letter, we disagree with the proposed zoning for 7553 Islington Avenue under the CZBL. Our previous letter had outlined that given the active Official Plan Amendment and Zoning By-Law Amendment applications, and the ongoing technical discussions regarding the on-site areas, which have since been carried forward to a Phase 1 LPAT hearing scheduled in July 2021 (Case Nos. PL170151, PL111184), the status and entitlement of these lands is yet to be determined. Therefore, it is premature to zone the subject lands as EP – Environmental Protection under the CZBL.

Per Communication Number C69 in the PCRM, Planning Staff provided the following response to our previous request and letter:

- “1. The subject lands are located at 7553 Islington Avenue and 150 Bruce Street.*
- 2. The submission requests reconsideration of the proposed zoning for the subject lands.*

3. Staff have reviewed this request. At this time, staff remain supportive of the zoning framework applicable to the subject lands as proposed through the Draft Zoning By-law. The Project Team do not recommend rezoning the subject lands through the Comprehensive Zoning By-law Review. As the submission notes, there is an active rezoning application on the subject lands."

"1. The subject lands are located at 7663 Islington Avenue & 150 Bruce Street.

2. The submission seeks confirmation respecting transition.

3. The Project Team acknowledge this comment. The Project Team acknowledge this comment. Section 1.6 is intended to address active development applications deemed complete prior to the new comprehensive zoning by-law coming into effect."

We maintain that the proposed "EP – Environmental Protection Zone" infers that the necessary site-specific environmental studies have been completed to conclusively determine that there are significant environmental features and on-site hazards to be protected on the subject lands. As evidenced by the impending LPAT hearing, these matters are currently contested by the Applicant. In light of the contested nature of these matters, it is our opinion that the subject lands should maintain their existing zoning designations under ZBL 1-88 until such time that more appropriate, site-specific designations can be determined through the conclusion of the phased LPAT hearings.

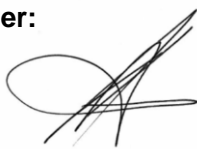
We reserve the right to provide further comments as part of the ongoing City-wide Comprehensive Zoning By-law Review process as it relates to this matter, and request that this correspondence be added to the public record for the Committee of the Whole meeting on June 8, 2021. We intend to continue to monitor the City-wide Comprehensive Zoning By-law Review process on behalf of our client and we request to be notified of any future reports and/or meetings regarding the CZBL. We request to be notified of any decisions regarding this matter.

Thank you for the opportunity to provide these comments. Please contact the undersigned at extension 241 or Alfiya Kakal at extension 308 should you have any questions regarding this submission letter.

Yours truly,

Weston Consulting

Per:



Ryan Guetter, BES, MCIP, RPP
Executive Vice President

- c. Raymond Nicolini, 7553 Islington Holding Inc.
Patrick Harrington, Aird & Berlis LLP
Alfiya Kakal, Weston Consulting



P-2197

June 7, 2021

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
Development Planning Department

Attn: Hon. Mayor Bevilacqua & Members of Council

**Re: Committee of the Whole (2) Report
Tuesday, June 8, 2021
Agenda Item 6.8
City-Wide Comprehensive Zoning By-law ("CZBL")
The Corporation of the City of Vaughan
1406979 Ontario Inc.
City Files: Z.16.028
Part of Lots 4 and 5, Concession 9, City of Vaughan
City Wide Comprehensive Zoning By-law Review**

64 Jardin Drive, Unit 1B
Concord, Ontario
L4K 3P3
T. 905.669.4055
F. 905.669.0097
klmplanning.com

**Communication : C 43
Committee of the Whole (2)
June 8, 2021
Item # 8**

Hon. Mayor Bevilacqua & Members of Council,

KLM Planning Partners is pleased to submit the following on behalf of our client, 1406979 Ontario Inc. c/o Zzen Group with respect to the above noted lands (the "Subject Lands"). We have reviewed the Committee of the Whole (2) Report and recommendation with respect to the above noted agenda item and we are concerned with how the proposed City-wide Comprehensive Zoning By-law may impact the Subject Lands.

Our client has an approved implementing zoning by-law amendment and not all building permits have been obtained. The zoning By-law amendment application for the Subject Lands which amends the provisions of By-law 1-88 conforms to the Vaughan Official Plan 2010, represent good planning and was approved by Vaughan Council. We are not satisfied that the new provisions will allow the issuance of building permits as permitted in By-law 1-88, as amended.

With respect to the Exception Zones section of the CZBL, it may not be appropriate that the exceptions that were originally intended to amend the provisions of By-law 1-88, be applied to the base zone requirements of the CZBL which has different provisions, additional provisions and different definitions than By-law 1-88.

With respect to the Transition clauses of the CZBL, we are not certain that the provisions will ensure that building permits can be obtained by allowing the existing approved implementing zoning by-law to govern.

It would be our preference that the Subject Lands be left out of CZBL and that said lands be governed by Zoning By-law 1-88 until such time as a detailed review of the CZBL can be conducted and it can be confirmed that building permits can be successfully obtained as originally intended. To that end, we believe By-law 1-88 should not be repealed; rather, lands which would be subject to the new CZBL could simply be removed from By-law 1-88 while the above noted lands shall remain within and be subject to the provisions of By-law 1-88, as amended. Alternatively, additional clear transition provisions are required that specify that the existing approved zone categories, exceptions and all provisions of By-law 1-88, as amended, continue to apply.

Based on the foregoing, we would request that Committee and Council not include in the resolution, as recommended by staff, that By-law 1-88, as amended, be repealed and that they direct the above changes before the adoption of the CZBL and direct these requested changes prior to adoption. In addition, we request further notice of future Committee or Council meetings and future notice of adoption of the CZBL.

Sincerely,

KLM PLANNING PARTNERS INC.



Rob Lavecchia, B.U.R.Pl.
SENIOR PLANNER II

Cc: Sam Speranza, Zzen Group
Joseph Sgro, Zzen Group
Frank Palombi, Lindvest
Brandon Correia, City of Vaughan



P-2585

June 7, 2021

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
Development Planning Department

Attn: Hon. Mayor Bevilacqua & Members of Council

**Re: Committee of the Whole (2) Report
Tuesday, June 8, 2021
Agenda Item 6.8
City-Wide Comprehensive Zoning By-law ("CZBL")
The Corporation of the City of Vaughan
Country Wide Homes Ltd and Condor Properties Ltd. (Group of Companies)**

64 Jardin Drive, Unit 1B
Concord, Ontario
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T. 905.669.4055
F. 905.669.0097
klmplanning.com

**Communication : C 44
Committee of the Whole (2)
June 8, 2021
Item # 8**

Hon. Mayor Bevilacqua & Members of Council,

This letter is on behalf of the above noted companies and relates to all properties within the City of Vaughan within their control.

We have reviewed the Committee of the Whole (2) Report and recommendation with respect to the above noted agenda item and we are concerned that the proposed City-wide Comprehensive Zoning By-law does not address the properly address transition allowing complete Planning Act application or approved development applications to be completed entirely under the provision of By-law 1-88, as amended.

Our client has circumstances where they have complete applications or approved applications such as subdivisions, site plans and re-zonings that our client has made major investment in planning approvals and in some cases have gone to market in terms of the design and sale of houses and leasing of commercial and industrial space.

The concerns we have are driven by our client's position that existing planning act applications commenced under 1-88 and applications with approved draft plans of subdivision or site plans which are not registered or for which building permits have not been obtained should be transitioned and continue to ensure they allow the registration and issuance of building permits for these lots as permitted in By-law 1-88, as amended.

With respect to the Exception Zones section of the CZBL, we do not feel it is appropriate that the exceptions that were originally intended to amend the provisions of By-law 1-88, be applied to the base zone requirements of the CZBL which has different provisions, additional provisions and different definitions than By-law 1-88.

With respect to the Transition clauses of the CZBL, we do not believe the provisions will ensure draft approved plans of subdivision that have not been registered and where building permits have not been obtained will be exempt, allowing the existing approved implementing zoning by-laws to govern.

It would be our preference that our lands where we have approved applications for an amendment to the Zoning By-law, Subdivision approval and/or Site Plan approval be left out of CZBL and be governed by Zoning By-law 1-88. To that end, we believe By-law 1-88 should not be repealed; rather, lands which would be subject to the new CZBL could simply be removed from By-law 1-88 while lands shall remain within and be subject to the provisions of By-law 1-88, as amended. Alternatively, additional clear transition provisions are required that specify that the existing approved zone categories, exceptions and all provisions of By-law 1-88, as amended, continue to apply.

The following transition provision would address the concern: " The CZBL shall not apply and By-law 1-88, as amended shall continue to apply for any lands where prior to the adoption of the CZBL a notice of approval has been issued by the City or decision or order has been issued by the OMB or LPAT for a zoning by-law amendment, draft plan of subdivision and/or Site Plan Approval has been granted."

Based on the foregoing, we would request that Committee and Council not include in the resolution, as recommended by staff, that By-law 1-88, as amended, be repealed and that they direct the above changes before the adoption of the CZBL and direct these requested changes prior to adoption. In addition, we request further notice of future Committee or Council meetings and future notice of adoption of the CZBL.

Sincerely,

KLM PLANNING PARTNERS INC.



Mark Yarranton, BES, MCIP, RPP
PRESIDENT

Cc: Sam Balsamo, Countrywide Homes
Sam Morra, Countrywide Homes
Brandon Correia, City of Vaughan



P-3010, 3011, 3012

June 7, 2021

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
Development Planning Department

Attn: Hon. Mayor Bevilacqua & Members of Council

Re: Committee of the Whole (2) Report

Tuesday, June 8, 2021

Agenda Item 6.8

City-Wide Comprehensive Zoning By-law ("CZBL")

The Corporation of the City of Vaughan

Anatolia Block 59 Developments Limited

Application File No's: 19T-18V009 & DA.18.065, 19T-18V011 & DA.18.067 and 19T-18V010 & DA.18.066

Related Files No: BL.59.2018, Z.18.025, Z.18.027 & Z.18.026

8811 Huntington Road, 9151 Huntington Road and 6560 & 6880 Langstaff Road and 8555 Huntington Road

64 Jardin Drive, Unit 1B
Concord, Ontario
L4K 3P3
T. 905.669.4055
F. 905.669.0097
klmplanning.com

Communication : C 45
Committee of the Whole (2)
June 8, 2021
Item # 8

Sent by Email: clerks@vaughan.ca

Hon. Mayor Bevilacqua & Members of Council,

KLM Planning Partners is pleased to submit the following on behalf of our client, **Anatolia Block 59 Developments Limited** with respect to the above noted lands (the "Subject Lands"). We have reviewed the Committee of the Whole (2) Report and recommendation with respect to the above noted agenda item and we are concerned with how the proposed City-wide Comprehensive Zoning By-law may impact the Subject Lands.

Our client has Council approved Site Development Applications and approved site-specific zoning by-law amendments. However, not all building permits have yet been obtained nor have their draft plans been approved. Furthermore, our client has relied on By-law 1-88, as amended in designing and marketing their proposed buildings. The site-specific zoning by-law amendments for the Subject Lands amend the provisions of By-law 1-88, conforms to the Vaughan Official Plan 2010, represents good planning and were approved by Vaughan Council. We are not satisfied that the new provisions will allow the registration of our clients' Site Plans, and Plans of Subdivision and issuance of building permits for the Subject Lands as permitted by By-law 1-88, as amended.

With respect to the Exception Zones section of the CZBL, we do not feel it is appropriate that the exceptions that were originally intended to amend the provisions of By-law 1-88, be applied to the base zone requirements of the CZBL which has different provisions, additional provisions and different definitions than By-law 1-88. Furthermore, based on our review of Schedule A – Maps 82, 100 and 118 and Section 14 – Exceptions of the CZBL – it appears that the CZBL does not reflect the site-specific Zoning By-law's that were approved by Council on January 26th, 2021.

With respect to the Transition clauses of the CZBL, we do not believe the provisions will ensure draft approved plans of subdivision that have not been registered and where building permits have not been obtained will be exempt, allowing the existing approved implementing zoning by-laws to govern.

It would be our preference that the Subject Lands be left out of CZBL and that said lands be governed by Zoning By-law 1-88 until such time as the plan of subdivision is registered and building permits for all lots and blocks have been successfully obtained. To that end, we believe By-law 1-88 should not be repealed; rather, lands which would be subject to the new CZBL could simply be removed from By-law 1-88 while the above noted lands shall remain within and be subject to the provisions of By-law 1-88, as amended. Alternatively, additional clear transition provisions are required that specify that the existing approved zone categories, exceptions and all provisions of By-law 1-88, as amended, continue to apply.

Based on the foregoing, we would request that Committee and Council not include in the resolution, as recommended by staff, that By-law 1-88, as amended, be repealed and that they direct the above changes before the adoption of the CZBL and direct these requested changes prior to adoption. In addition, we request further notice of future Committee or Council meetings and future notice of adoption of the CZBL.

Sincerely,

Yours truly,

KLM PLANNING PARTNERS INC.



Ryan Virtanen, MCIP, RPP
Partner

cc: Anatolia Block 59 Developments Limited
Jim Harnum, City Manager
Haiqing Xu, Deputy City Manager, Planning & Growth Management
Brendan Correia, Manager, Special Projects

June 7, 2021

CFN 59720

Communication : C 46
Committee of the Whole (2)
June 8, 2021
Item # 8

Office of the City Clerk (clerks@vaughan.ca)
Vaughan City Hall
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Re: City of Vaughan Committee of the Whole Report - City-Wide Comprehensive Zoning By-Law Review (Item 6.8)

Toronto and Region Conservation Authority (TRCA) understand that, through the above noted report (the "Report"), City staff are seeking approval from the Committee of the Whole (the "Committee") at the upcoming June 8, 2021 meeting to enact the final phase of Vaughan's new City-Wide Comprehensive Zoning By-law (the "CZBL"), in order to update By-law 1-88 and implement the policy directives of the Vaughan Official Plan 2010, as amended. We recognize that this review has taken course over four years and is the result of extensive research and consultation and appreciate TRCA staff being engaged throughout this important undertaking.

TRCA has provided comments to City staff throughout the development of the draft CZBL, which are based on our role as: a resource management agency, a public commenting body under the *Planning Act* (delegated to represent the provincial interest for natural hazards as per Section 3.1 of the Provincial Policy Statement), service provider in accordance with our Memorandum of Understanding with York Region, a regulator under section 28 of the *Conservation Authorities Act*; as a Source Protection Authority under the *Clean Water Act*, and, as a landowner.

We note that the Report provides a high-level overview of TRCA's comments, which are described as having been reviewed and incorporated, where appropriate. For example, TRCA's Regulated Area is to be included for information purposes as Schedule (B-4) to help identify lands affected by TRCA's regulation. TRCA appreciates this inclusion, however, the Report also notes that some of TRCA's commentary would be more appropriately applied on a site-specific basis through a zoning by-law amendment or minor variance application, where property conditions can be reviewed in greater detail.

TRCA provided our most recent comments on this CZBL through our May 5, 2021 letter to City staff regarding the 3rd draft CZBL. These comments generally reflect consistent feedback expressed through correspondence with City staff regarding the 1st and 2nd iterations of the draft CZBL. Throughout this collaborative process, TRCA and City staff detailed our respective recommendations and subsequent responses through written letters (provided in October 2019 and May 2020) and meetings (held in November 2020, and April and June of 2021). Based on our review of the current CZBL, we agree with City staff's assertion that not all TRCA's comments have been addressed. However, we continue to maintain that some of our comments should be addressed prior to the enactment of the CZBL, including the following:

- **Woodbridge Special Policy Area (SPA):** The City's ZBL and Schedules should specify that the zoning permissions within the SPA are contingent on first satisfying the SPA zoning provisions, which must be consistent with the SPA policies and designations in the Woodbridge Secondary Plan. The provincially approved Woodbridge SPA policies are prescriptive, and as such need to be appropriately reflected within the zoning provisions in the City's ZBL.
- **TRCA-owned lands:** Certain properties in TRCA ownership do not appear to reflect the appropriate zoning.
- **Zoning Schedules and Natural Hazards and Natural Features:** Reconciling some mapping discrepancies related to natural hazards (flooding and erosion) and consistency with zoning permissions.

TRCA met with City staff on June 3, 2021 to discuss how TRCA comments are being addressed, particularly for TRCA owned lands. The Report recommends that the final CZBL be brought forward for adoption by Council on September 27, 2021, including "any minor modifications required as a result of input received." The Report maintains that staff will continue to review any potential discrepancies noted, allowing for "housekeeping to occur prior to the enactment of the new CZBL." TRCA staff look forward to working collaboratively with City staff to reach mutually acceptable resolution of our outstanding comments prior to the September meeting of Council. However, we note that these comments may not fall into scope of "technical changes" as per the staff Recommendation 2 in the Report.

Please contact the undersigned at 416.661.6600, ext. 5281 or at laurie.nelson@trca.ca, if you have any questions regarding the above comments.

Sincerely,



Laurie Nelson, MCIP, RPP

Director, Policy Planning

cc: (by email)

Augustine Ko, Senior Planner, York Region
 Brandon Correia, Manager, Special Project, City of Vaughan
 Tony Iacobelli, Manager of Environmental Sustainability, City of Vaughan
 Natalie Wong, Senior Planner, City of Vaughan
 Mary-Ann Burns, Senior Manager, Regional and Provincial Policy, TRCA
 Quentin Hanchard, Associate Director, Development Planning and Permits
 Trina Seguin, Senior Property Agent, Property Management, TRCA
 Jeff Thompson, Senior Planner, Policy Planning, TRCA



Communication : C 47
Committee of the Whole (2)
June 8, 2021
Item # 1

June 7, 2021

*MGP File: 15-2362 &
15-2365*

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

via email: clerks@vaughan.ca

Attention: Mayor Bevilacqua and Members of Council

**RE: Committee of the Whole (2) – June 8th, 2021
Black Creek Financial Strategy (BCFS) and VMC West Interchange Sanitary
Sewer Area Specific Development Update (Item 6.1)
2938, 2966 and 2986 Highway 7 West
2732129 Ontario Inc.**

Malone Given Parsons and Altus Group are retained by 2732129 Ontario Inc. ("Client"), a joint venture between Midvale Estates Limited and Roybridge Holdings Limited, the owner of 2938, 2966 and 2986 Highway 7 West ("Subject Site") located at the northeast corner of Jane Street and Highway 7 West in the City of Vaughan.

We would like to thank you staff and the consulting team in preparing the development charges background study for the Edgeley Pond & Park and Black Creek Channel Works, as well as the draft Area Specific Development Charges (ASDC) Bylaw. Upon review of the materials, our client is concerned with the proposed ASDC Bylaw which imposes additional costs to this area that will create significant financial burdens on the subject site. We offer the following comments:

- 1. Benefitting Land Areas** - The proposed ASDC excludes public lands from benefitting areas which our client disagrees, if capital works reduce flooding risk on public lands such as open space, parks, woodlots, schools, buffers and widenings of Regional roads, hydro corridors, etc., these public lands should be included in the benefitting areas calculation. Any lands benefitting from the works through reduced flooding risk that are exempt from paying the development charge should not have their costs made up through higher development charges imposed on development lands.

2. **Layering of Contingency Factors** – The “Summary of Capital Costs” table in the background study shows that four separate factors are applied to the base capital costs. These factors are not applied to the base construction cost, but rather are layered onto each other, so that the ultimate contingency sum is about 77.1% adjustment to base costs. We believe the contingency factors should be applied to the base construction cost rather than being layered.
3. **Contingency Factor Applied against Land Purchase (Private Land & Regional/Provincial Land)** – Why is a contingency factor applied against the acquisition costs for Region/Provincial land and Private Land?
4. **Edgeley Pond Contingency Adjustments** – The 2021 background study notes that cost estimates for the Edgeley Park and Pond have increased due to improved accuracy of cost estimation as a result of advanced design being underway, noting that this has also “resulted in the City’s ability to lower the contingencies being applied to the park and pond related components of the infrastructure”. However, for several components of the Edgeley Pond works, the combined contingency adjustments are greater than they were in the 2016 background study, with an additional 10-17 percentage points of adjustment evident (see below table).

Change to Contingency and Adjustment Factors, Edgeley Pond and Park Works, City of Vaughan 2016 and 2021 ASDC Studies

	Base Construction Cost	Total Cost	Total Contingency Adjustment	Change in Adjustment vs. 2016 ASDC Study
2016 ASDC Study				
Base Design Components	<i>Dollars (000)</i>		<i>Percent</i>	
Plant Material	1,175	1,490	27%	
Edge Treatments	1,050	1,332	27%	
Urban Design Features	100	127	27%	
Enhanced Design Components				
Urban Design Features	642	814	27%	
Site Furnishing	720	913	27%	
South Pond Enhancements	448	568	27%	
2021 ASDC Study				
Base Design Components				<i>Pct Points</i>
Plant Material	1,649	2,266	37%	10.6
Edge Treatments	1,459	2,005	37%	10.6
Urban Design Features	247	354	43%	16.6
Enhanced Design Components				
Urban Design Features	1,273	1,750	37%	10.6
Site Furnishing	949	1,304	37%	10.6
South Pond Enhancements	509	700	37%	10.6

Source: Altus Group Economic Consulting based on City of Vaughan 2016 and 2021 ASDC Studies

5. **City Admin Fee** – Page 27 of the background study shows a 3.0% “City Admin Fee” applied to each cost component – what is the rationale for the inclusion of this cost, and how will these funds be used?
6. **Land Areas** – Can the reasons for the deductions to 2016 ASDC Study land areas be provided (see table below), as well as mapping indicating the location and areas for lands removed from the ASDC denominators?

	2016 ASDC Study	2021 ASDC Study
Immediately Affected Landowners	5.47 ha	5.78 ha
VMC Draining to Edgeley Pond	33.55 ha	20.06 ha
Undeveloped Lands in Black Creek Drainage Shed	161.12 ha	144.58 ha

7. **Land Costs for Private Land** – Why have the base land costs for “Private Land” acquisition increased from \$2.08 million in the 2016 ASDC Study to \$51.99 million in the 2021 ASDC Study, an increase of nearly 2400%? Furthermore, what are the City’s plans for these acquired lands? For the reasons outlined in section 1 above, the cost burden of these private land acquisitions should be allocated on a much greater cost basis over a much greater benefitting land area.
8. **Labour Recovery** – What is the nature of the “Labour Recovery” costs including \$825,000 for the Black Creek Channelization Works, and \$495,000 for the Edgeley Pond Improvements?
9. **Alternative EA Solutions and Site-Specific Works** – It is our understanding that there may be specific works (i.e. channelization works) that could be designed and constructed using much more cost-effective measures as a solution to the flood remediation works being proposed, and may reduce the need for land acquisition, which represents a substantial portion of costs included in the calculation of the ASDC rates. Has the City considered all possible solutions and may we ask the City to disclose what design elements and construction measures have been considered to reduce the significant cost of land acquisitions and construction costs?
10. **Capital Cost increase Since 2016 ASDC Study** – The table below shows numerous capital components that have seen their base capital costs increase significantly

since the 2016 ASDC Study. Given the materiality of the cost increases can an explanation for each of the significant cost increases be provided?

Capital Cost Elements with Significant Cost Increases, 2021 ASDC Study vs. 2016 ASDC Study

	Component Costs		% Change
	2016 ASDC Study	2021 ASDC Study	
	Dollars (000)		Percent
Black Creek Channelization Works			
Realignment, Earthworks and Restoration	6,500	13,000	100%
Naturalized Western Edge	975	2,643	171%
Edgeley Pond Improvements			
Earthworks, Erosion/Sediment Control, Site Prep	1,974	9,116	362%
Natural Channel Realignment and Restoration	750	3,018	302%
Inlet and Outlet Control Structures	610	4,881	700%
Structures Servicing VMC Lands	545	3,174	482%
Urban Design Features	100	244	144%
Bridges - Long-Term	2,950	7,631	159%
Public Art	500	2,000	300%

Source: Altus Group Economic Consulting based on City of Vaughan 2016 and 2021 ASDC Study

11. Timing of Revenues – The timing of revenues in the cash flow analysis are based on forecast timing of development of lands within the ASDC. Can the details and assumptions used to formulate the forecasted timing of development in each of the three cash flow tables be provided?

Based on the above, we respectfully request Council to defer the approval of the proposed ASDC Bylaw to allow additional consultation between staff and the immediate affected landowners. We look forward to continuing discussions with the City of Vaughan on this matter. Thank you for your time and consideration.

Yours truly,

MALONE GIVEN PARSONS LTD.



Jack Wong, MCIP, RPP
Associate

ALTUS GROUP



Daryl Keleher, MCIP, RPP
Senior Director



30 Floral Parkway
Vaughan, Ontario
L4K 4R1

905.669.9714
info@metrusproperties.com
metrusproperties.com

Communication : C 48
Committee of the Whole (2)
June 8, 2021
Item # 1

June 7, 2021

Mayor and Members of Council
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

RE: Black Creek Financial Strategy and Proposed Area Specific Development Charge Bylaw (ASDC)
Metrus (Terra) Properties Inc.
7800 Jane Street

Metrus (Terra) Properties Inc., is the registered owner of the lands municipally known as 7800 Jane Street and located at the northwest corner of the intersection of Jane Street and Hwy 7, in the City of Vaughan.

We appreciate the efforts of the City across all departments to bring the Black Creek Financial Strategy and the Draft ASDC bylaw up this point. In addition, we are also appreciative of the opportunity to participate in the stakeholder working sessions and provide constructive input to staff to deal with the issues which specifically pertain to the above noted lands.

Overall, we support the ambitious vision to create the VMC as Vaughan's new downtown and understand that the capital to finance such an initiative must be allocated fairly and in an appropriate manner across all stakeholders within the City of Vaughan. To this end, we would like to preserve all of our rights as we progress forward in the next stage of the ASDC bylaw approval process, mainly Council approval of the bylaw.

As with any significant City Building initiative, much work lies ahead, however with both our teams continuing to work together, it bodes well for continued productive dialogue and issues resolution. At the end of the day, I am hopeful we will all be proud to have demonstrated a tangible example of how public and private collaboration can deliver a future vibrant downtown core for Vaughan and its residents.

Regards,

Robert De Gasperis A.S.O.

A handwritten signature in blue ink, appearing to read 'Robert De Gasperis', is written over the printed name.

**Communication : C 49
Committee of the Whole (2)
June 8, 2021
Item # 9**

From: IRENE FORD <ireneford@rogers.com>

Sent: Monday, June 07, 2021 12:03 PM

To: Clerks@vaughan.ca

Cc: Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Rosanna DeFrancesca

<Rosanna.DeFrancesca@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>;

Gino Rosati <Gino.Rosati@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Mario Ferri

<Mario.Ferri@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; Tony Carella

<Tony.Carella@vaughan.ca>; Alan Shefman <Alan.Shefman@vaughan.ca>

Subject: [External] RESPONSE TO YORK REGION'S REQUEST FOR COMMENTS ON REGIONAL OFFICIAL PLAN AMENDMENT 7

Vaughan Council,

I urge to support staff on this matter and not support the developers request. These are greenbelt designated lands and it is not within Vaughan Council's jurisdiction to make a decision about the fate of these lands as is clearly indicated in the MMHA letter sent on behalf of TACC.

Even though the Province has clearly indicated that the Greenbelt is to be protected and expanded they are not living up to their promises. This group of developers have already received special treatment through approval of a MZO request for development of these lands. Their MZO request had included parkland on Greenbelt designated land which is clearly not permitted. The MZO did not approve the request for this parkland and now they are requesting a ROPA. This group of developers have been attempting to downgrade the natural heritage and core features on these lands at least since 2015 when they opposed the approval of Vaughan's natural heritage network and designation of core features.

Greenbelt fingers is a policy direction currently under review by York Region and I urge Council to follow and wait for staff advice and direction to address the land use and designation of these lands. There is nothing stopping this group of developers other than themselves because they are unwilling to comply with the Greenbelt Plan and land use designations, they have no regard for the protection of natural heritage and core features. There is a climate emergency we can no longer develop in the manner these builders and developers advocate and local councils must be strong and reaffirm this message.

Thank you,
Irene Zeppieri

Communication : C50
Committee of the Whole (2)
June 8, 2021
Item # 1

100 Zenway Boulevard
Woodbridge, Ontario
Canada L4H 2Y7



Tel: 905-264-5962
Fax: 905-264-9354
www.zzengroup.com

June 7, 2021

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

via email: clerks@vaughan.ca and to Members of Council

Attention: Mayor Bevilacqua and Members of Council

RE: **Committee of the Whole (2) – June 8th, 2021**
Black Creek Financial Strategy (BCFS) and VMC West Interchange Sanitary
Sewer Area Specific Development Update (Item 6.1)
2431247 Ontario Limited, 7725 Jane Street, City of Vaughan

ZZEN Developments Limited is the consultant for **2431247 Ontario Limited** ("Client"), the owner of 7725 Jane Street ("Subject Site"), located at the southeast corner of Jane Street and Highway 7 in the City of Vaughan (the "City").

We would like to thank the City staff and the consulting team in preparing the development charges background study for the Edgeley Pond & Park and Black Creek Channel Works, as well as the draft Area Specific Development Charges (ASDC) Bylaw. Upon review of the materials, our client is concerned with the proposed ASDC Bylaw which imposes additional costs to this area that will create significant financial burdens on the subject site. We offer the following comments:

1. **Benefitting Land Areas** - The proposed ASDC excludes public lands from benefitting areas which our client disagrees, if capital works reduce flooding risk on public lands such as open space, parks, woodlots, schools, buffers and widenings of Regional roads, hydro corridors, etc., these public lands should be included in the benefitting areas calculation. Any lands benefitting from the works through reduced flooding risk that are exempt from paying the development charge should not have their costs made up through higher development charges imposed on development lands.
2. **Layering of Contingency Factors** – The "Summary of Capital Costs" table in the background study shows that four separate factors are applied to the base capital costs. These factors are not applied to the base construction cost, but rather are layered onto each other, so that the ultimate contingency sum is about 77.1% adjustment to base costs. We believe the contingency factors should be applied to the base construction cost rather than being layered.

3. **Contingency Factor Applied against Land Purchase (Private Land & Regional/Provincial Land)** – Why is a contingency factor applied against the acquisition costs for Region/Provincial land and Private Land?
4. **Edgeley Pond Contingency Adjustments** – The 2021 background study notes that cost estimates for the Edgeley Park and Pond have increased due to improved accuracy of cost estimation as a result of advanced design being underway, noting that this has also “resulted in the City’s ability to lower the contingencies being applied to the park and pond related components of the infrastructure”. However, for several components of the Edgeley Pond works, the combined contingency adjustments are greater than they were in the 2016 background study, with an additional 10-17 percentage points of adjustment evident (see below table).

Change to Contingency and Adjustment Factors, Edgeley Pond and Park Works, City of Vaughan 2016 and 2021 ASDC Studies

2016 ASDC Study	Base Construction Cost	Total Cost	Total Contingency Adjustment	Change in Adjustment vs. 2016 ASDC Study
Base Design Components	<i>Dollars (000)</i>		<i>Percent</i>	
Plant Material	1,175	1,490	27%	
Edge Treatments	1,050	1,332	27%	
Urban Design Features	100	127	27%	
Enhanced Design Components				
Urban Design Features	642	814	27%	
Site Furnishing	720	913	27%	
South Pond Enhancements	448	568	27%	
2021 ASDC Study				<i>Pct Points</i>
Base Design Components				
Plant Material	1,649	2,266	37%	10.6
Edge Treatments	1,459	2,005	37%	10.6
Urban Design Features	247	354	43%	16.6
Enhanced Design Components				
Urban Design Features	1,273	1,750	37%	10.6
Site Furnishing	949	1,304	37%	10.6
South Pond Enhancements	509	700	37%	10.6

Source: Altus Group Economic Consulting based on City of Vaughan 2016 and 2021 ASDC Studies

5. **City Admin Fee** – Page 27 of the background study shows a 3.0% “City Admin Fee” applied to each cost component – what is the rationale for the inclusion of this cost, and how will these funds be used?
6. **Land Areas** – Can the reasons for the deductions to 2016 ASDC Study land areas be provided (see table below), as well as mapping indicating the location and areas for lands removed from the ASDC denominators?

	2016 ASDC Study	2021 ASDC Study
Immediately Affected Landowners	5.47 ha	5.78 ha
VMC Draining to Edgeley Pond	33.55 ha	20.06 ha
Undeveloped Lands in Black Creek Drainage Shed	161.12 ha	144.58 ha

7. **Land Costs for Private Land** – Why have the base land costs for “Private Land” acquisition increased from \$2.08 million in the 2016 ASDC Study to \$51.99 million in the 2021 ASDC Study, an increase of nearly 2400%? Furthermore, what are the City’s plans for these acquired lands? For the reasons outlined in section 1 above, the cost burden of these private land acquisitions should be allocated on a much greater cost basis over a much greater benefitting land area.
8. **Labour Recovery** – What is the nature of the “Labour Recovery” costs including \$825,000 for the Black Creek Channelization Works, and \$495,000 for the Edgeley Pond Improvements?
9. **Alternative EA Solutions and Site-Specific Works** – It is our understanding that there may be specific works (i.e. channelization works) that could be designed and constructed using much more cost-effective measures as a solution to the flood remediation works being proposed, and may reduce the need for land acquisition, which represents a substantial portion of costs included in the calculation of the ASDC rates. Has the City considered all possible solutions and may we ask the City to disclose what design elements and construction measures have been considered to reduce the significant cost of land acquisitions and construction costs?
10. **Capital Cost increase Since 2016 ASDC Study** – The table below shows numerous capital components that have seen their base capital costs increase significantly since the 2016 ASDC Study. Given the materiality of the cost increases, can an explanation for each of the significant cost increases be provided?

Capital Cost Elements with Significant Cost Increases, 2021 ASDC Study vs. 2016 ASDC Study

	Component Costs		% Change
	2016 ASDC Study	2021 ASDC Study	
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Black Creek Channelization Works			
Realignment, Earthworks and Restoration	6,500	13,000	100%
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Source: Altus Group Economic Consulting based on City of Vaughan 2016 and 2021 ASDC Study

11. **Timing of Revenues** – The timing of revenues in the cash flow analysis are based on forecast timing of development of lands within the ASDC. Can the details and assumptions used to formulate the forecasted timing of development in each of the three cash flow tables be provided?

Based on the above, we respectfully request Council to defer the approval of the proposed ASDC Bylaw to allow additional consultation between staff and the immediate affected landowners. We look forward to continuing discussions with the City of Vaughan on this matter.

Thank you for your time and consideration.

Yours truly,

A handwritten signature in blue ink, appearing to read 'Sgro', with a stylized flourish at the end.

Joseph Sgro CPA, CA
General Manager and Partner
ZZEN Developments Limited



IBI GROUP
7th Floor – 55 St. Clair Avenue West
Toronto ON M4V 2Y7 Canada
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Communication : C 51
Committee of the Whole (2)
June 8, 2021
Item # 8

June 7, 2021

Mr. Todd Coles
City Clerk
City of Vaughan
2141 Major Mackenzie Dr.
Vaughan ON
L6A 1T1

Dear Mayor and Members of Committee:

VAUGHAN COMPREHENSIVE ZONING BY-LAW- 2748355 CANADA INC., MOBILIO DEVELOPMENTS LTD., RP B3N HOLDINGS INC., AND RP B3S HOLDINGS INC. COMMENTS

IBI Group are the planning consultants for 2748355 Canada Inc., Mobilio Developments Ltd., RP B3N Holdings Inc., and RP B3S Holdings Inc. (herein referred to as ‘**our clients**’) who collectively own roughly 84 acres of land south of Highway No. 7, west of Jane Street, north of Highway 407 and east of Highway 400, within the Vaughan Metropolitan Centre (VMC), in the City of Vaughan. As the majority landowners in the southwest quadrant of the VMC, our clients were actively involved in the policy development stages of the VMC Secondary Plan (VMC SP), as well as, other key guideline documents, cooperatively working with the City over the last 20+ years.

On behalf of our clients, IBI Group wishes to provide the following comments on the proposed Comprehensive Zoning By-law (CZBL). The intent of this letter is to highlight our main concerns and comments on the proposed CZBL.

At the outset, IBI Group believes that the lack of consistency between the proposed CZBL and the VMC SP significantly impedes the achievement of the City’s vision for the VMC. The absence of flexibility in the proposed regulations largely deviates from the collaborative efforts which were undertaken during the lengthy VMC SP mediation processes at the Ontario Municipal Board. The overarching theme of the negotiations were to ensure that VMC SP policies did not impose upon the VMC lands with largely prescriptive standards that reflected a suburban context and would ultimately create challenges with urban development and marketability given the long development timeframe. Given that market and design may change over time, the provisions presented within the proposed CZBL revert to many of the fundamental concerns our clients had in prescribing the VMC lands with an overly rigid planning and development framework. Specifically, we would like to raise concerns over the built form and landscape requirements, the proposed parking rates, the minimum amenity area requirements as well as the general lack of consistency in considering recently approved development applications which represent an ideal, real-world example of where the market stands in association with VMC related developments. The proposed CZBL largely does not take these amendments into account.

This letter is intended to provide additional feedback to the Zoning update process, adding onto our comments on the First Draft, which were submitted on August 13, 2019, Second Draft, which were submitted on February 19, 2020, and Third Draft, which were submitted on October 28, 2020, attached hereto in Appendices A, B and C, respectively. The comments found in each of these Appendices shall be considered as part of this letter.

Mayor and Members of Committee – June 7, 2021

Vaughan Metropolitan Centre Secondary Plan

The City of Vaughan has an ambitious and commendable vision for the VMC to become a new downtown. The VMC SP was created following the City of Vaughan adoption of a new Official Plan in 2010 which designated our client's lands as being within the VMC Intensification Area. Design and development guidance in the VMC SP is provided in conjunction with the VMC Urban Design Guidelines (VMC UDG) and the VMC Streetscape and Open Space Plan (VMC SOSP). A mediation process extending over several years took place between key stakeholders and City Staff during the implementation of the VMC SP to ensure that flexibility was integrated into the policies with respect to a number of development-related considerations such as built-form, height, density and land use. IBI Group was actively involved in the policy development stages of the VMC SP on behalf of our clients and are supportive of its policies, collectively working alongside City Staff throughout this process. As such, we are adamant that the flexibility present in the VMC SP policies is reflected in the provisions in the CZBL.

To date, developments in the VMC demonstrate built-form excellence and a high quality of design. They utilize existing and planned investments in rapid transit and establish a hierarchical, fine-grain grid network of streets and pathways, creating a downtown that is walkable, accessible, vibrant, and beautiful. This success is largely a result of the collective approach to policy development that incorporated flexibility into the VMC SP policies. This flexibility encourages a creative and collaborative approach to design and city-building with the public, agencies, and the property owners/developers, and is beneficial to all parties involved.

As it stands, the provisions in the proposed CZBL do not reflect the collaborative efforts between City Staff and stakeholders including our clients, throughout the development of the VMC SP policies, and the current policies in the VMC SP. IBI Group and our clients are concerned that the rigidity of the proposed CZBL provisions will constrain the collaborative processes to urbanism that made the VMC successful in the first place. It is essential that the policies and intent of the VMC SP are accurately reflected in the regulations of the proposed CZBL.

In addition, IBI Group would like to note that there are several policies from the VMC SP that are not reflected in the provisions of the proposed CZBL. A complete list of our comments on the proposed CZBL is provided in the Appendix. In particular, IBI Group takes specific issues with the following items, further summarized in the Appendices, attached hereto:

- Lot and building requirements;
- Podium and tower requirements;
- Active use frontage requirements;
- Landscape requirements;
- Minimum amenity requirements;
- Parking provisions, including a reduction in the visitor parking rate; and,
- Certain definitions, including Amenity Area and Gross Floor Area.

Rights to Appeal

It is IBI Group's understanding that the two-year moratorium on amendments to the CZBL does not apply. Given the complexities and site-specific provisions of urban development projects in the VMC, our clients are supportive of this inclusion.

Consistency with Development Applications

While the inclusion of *Section 1.6.3 Planning Applications in Process* brings additional clarity to on-going projects and those with site-specific zoning before the enactment of the proposed CZBL, IBI Group would like to ensure our clients site-specific policies are accurately integrated and implemented into the proposed CZBL, as well as recently proposed amendments to By-law 1-88.

Mayor and Members of Committee – June 7, 2021

Parking Rates

The VMC is well served by higher-order transit, with the recently opened Vaughan Metropolitan Centre station on the TTC's Yonge-University-Spadina Subway Line and the VIVA Orange Bus Rapid Transit (BRT) line. To support these transit investments and encourage their use, it is important that the City of Vaughan implement lower parking rates. By providing less parking, the City, developers and residents alike will be supported and encouraged to use non-automobile forms of transportation, such as transit and active forms of transportation such as cycling or walking.

It was noted in the Public Open House on October 14, 2020 that the parking rates were based off an IBI Group study that was completed in 2010. These rates were then confirmed through a benchmarking exercise that compared the parking rates across municipalities in the Greater Toronto Area. IBI Group is concerned that these rates reflect ten-year-old realities, are outdated and not location specific. If an update was completed to this Study, or alternatively a more current parking study was completed to establish and support the proposed CZBL proposed rates, IBI Group requests that this study be made public.

IBI Group supports removing the minimum parking rates altogether, which is consistent with the provisions of the First Draft of the CZBL. Removing minimum parking rates allows for development applications to reflect the market realities at the time of the applications and support transit initiatives as well as walkability. If not removed all together, IBI Group requests a reduction to the visitor parking rate. For instance, there are specific developments in the VMC that have a visitor parking rate of 0.15 space/residential unit and residential parking at rates as low as 0.3 space/residential unit. In these developments, the City is essentially mandating that the visitor parking rate accounts for at least half of the required parking in these specific developments.

Landmark Locations

IBI Group would also like to highlight that the notable Landmark Location provision from Schedule A2 of Zoning By-law 1-88 is missing from the proposed CZBL. This provision permits unlimited height in key locations along Highway 7 to encourage the development of "landmark buildings", serving as gateways into the VMC. The exclusion of these historic provisions from the proposed CZBL essentially downzones the parcels which is inconsistent with provincial policy related to urban growth centres and MTSAs. IBI Group requests these provisions be included.

Conclusion

On behalf of our clients, we continue to contend that the proposed CZBL accurately reflect the policies within the VMC SP including the flexibility that was arbitrated through a lengthy Ontario Municipal Board Hearing and ultimately successfully and collaboratively settled upon. IBI Group and our clients are appreciative and commendatory of the collaborative approach to city-building the City of Vaughan has undertaken thus far in the VMC and hopes that these processes can continue moving forward.

In addition, we request the proposed CZBL be tabled for discussion and that additional refinements be made prior to proceeding to Council for approval. These include refinements to the minimum parking ratios including visitor parking, the minimum amenity area provisions, and inclusion of the missing landmark locations, amongst a variety of other comments provided in the Appendix, attached hereto.

IBI Group kindly requests to be included in all further consultations regarding the proposed CZBL and be notified of any future updates and decisions. Please do not hesitate to contact the undersigned should you have any questions.

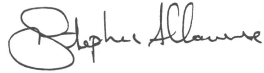
IBI GROUP

4

Mayor and Members of Committee – June 7, 2021

Sincerely,

IBI Group

A handwritten signature in black ink, appearing to read "Stephen Albanese". The signature is fluid and cursive, with the first name "Stephen" written in a larger, more prominent script than the last name "Albanese".

Stephen Albanese MCIP RPP

CC:

Jay Claggett, 2748355 Canada Inc., Mobilio Developments Ltd., RP B3N Holdings Inc., and RP B3S Holdings Inc.

Jude Tersigni, Mobilio Developments Ltd., RP B3N Holdings Inc., and RP B3S Holdings Inc.

Mark Karam, Mobilio Developments Ltd., RP B3N Holdings Inc., and RP B3S Holdings Inc.

Patrick Duffy, Stikeman Elliot

Mayor and Members of Committee – June 7, 2021

APPENDIX A

Comments on the First Draft of the CZBL



IBI GROUP

7th Floor – 55 St. Clair Avenue West
Toronto ON M4V 2Y7 Canada
tel 416 596 1930 fax 416 596 0644
ibigroup.com

August 13, 2019

Mr. Brandon Correia
Manager, Special Projects
City of Vaughan
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

Dear Mr. Correia:

COMPREHENSIVE ZONING BY-LAW REVIEW - 2748355 CANADA INC. COMMENTS

IBI Group are the planning consultants for 2748355 Canada Inc., who own roughly 68 acres of land south of Highway No. 7, west of Jane Street, north of Highway 407 and east of Highway 400, within the Vaughan Metropolitan Centre (VMC), in the City of Vaughan. As the majority landowners in the southwest quadrant of the VMC, 2748355 Canada Inc. were actively involved in the policy development stages of the VMC SP, as well as, other key guideline documents, cooperatively working with the City over the last 20+ years.

On behalf of our client, IBI Group wishes to provide the following comments on the First Draft of the Comprehensive Zoning By-law, which was released in Spring 2019. This letter is intended to provide preliminary feedback to the Zoning update process. Further to this letter, we request that the City consider a coordinated working session with key VMC landowners to review and discuss this Draft.

Consistency with the Vaughan Metropolitan Centre Secondary Plan

IBI Group understands the City of Vaughan is undertaking a review of Zoning By-law 1-88 to create a new Comprehensive Zoning By-law that reflects the policies and permissions of the Vaughan Official Plan 2010 (VOP 2010), including the Vaughan Metropolitan Centre Secondary Plan (VMC SP). IBI Group was actively involved in the policy development stages of the VMC SP on behalf of our client and are supportive of its policies. It should be noted that a mediation process extending over several years took place between key stakeholders and City Staff during the implementation of the VMC SP to ensure that flexibility was integrated into the policies with specific regard to the built form policies. As such, IBI Group is supportive of provisions within the Comprehensive Zoning By-law that accurately reflect the policies from the VMC SP, but wish to ensure that the flexibility currently existing in the VMC SP policies are carried forward in the Draft Zoning By-law.

In the current Draft, many of the provisions proposed accurately match the policies from the VMC SP. For example, the locations of the land use precincts and areas of prescribed height and density from the Schedules of the Draft Comprehensive Zoning By-law accurately match the locations of the land use precincts and areas of prescribed height and density from Schedules of the VMC SP. The road pattern depicted in the Draft Comprehensive Zoning By-law also accurately matches that within the VMC SP. While the lot and building requirements are reflective of the policies from the VMC SP, the flexibility that was integrated into the VMC SP policies was not carried forward in the Draft. Please ensure this flexibility is carried forward in the next Draft.

Mr. Brandon Correia – August 13, 2019

There are also several policies from the VMC SP that are not reflected in the Draft Comprehensive Zoning By-law. Notable policies within the VMC SP that are missing from the Draft Comprehensive Zoning By-law include but are not limited to:

- Policy 8.1.1, which states that *“...10,000 square metres of gross floor area devoted to office uses on lots in the Station Precinct may be excluded from the density calculation where the development contains a minimum of 10,000 square metres of office uses per lot...”*;
- Policy 8.1.15, which states that *“No development, except a public school, a stand-alone above grade structured parking facility or other institutional use, shall have a density lower than the minimum FSI identified in Schedule I or a density higher than the maximum FSI identified in Schedule I...”*
- Policy 8.1.17, which states that *“The land area to be used for the calculation of the area of the lot for the purposes of calculating permitted density, shall include the land used for buildings, private landscaped open space, off-street parking and servicing areas, new City streets, City street widenings/extensions and mews, but excluding street widenings and land areas which are encumbered by a sub-surface transit easement that are being acquired by a public authority through expropriation or acquisition for compensation. The land area for the calculation of permitted density shall exclude land for public parks and other public infrastructure.”*
- Policy 8.1.18, which states that *“Notwithstanding Policy 8.1.16, where no compensation is taken for the use of a sub-surface transit easement, any lands that are encumbered by that sub-surface transit easement may be used for the calculation of density to the adjacent blocks regardless of the proposed land use designation.”*
- Policy 8.1.21, which states that *“...Office developments with a lower density than the minimums set out in Schedule I may be permitted in the South Precinct and portions of the East and West Employment Precincts outside the Urban Growth Centre, as defined in Schedule A, provided it has been demonstrated in a Development Concept Report, to the satisfaction of the City, that the minimum density can be achieved on the block with future phases of development.”*
- Policy 8.1.24, which states that *“Unused height and/or density of one site (the donor site) may be transferred to another site (the receiver site)...”* (subject to certain conditions);
- Policy 8.7.11, which states that *“...Where a maximum height of 10 storeys is identified, buildings up to 15 storeys may be permitted on properties fronting arterial streets, major or minor collector streets, a Neighbourhood Park or a Public Square identified in Schedule D...”*;
- Policy 8.7.12, which states that *“... Notwithstanding Schedule I, where the maximum permitted height of a building is 25 or more storeys, individual towers within a city block may exceed this limit by up to 7 storeys where an adjacent tower subject to the same rezoning application and located on the same city block has a correspondingly lower height. For example, on a block where the maximum permitted height in Schedule I is 30 storeys, a tower of 37 storeys and an adjacent tower of 23 storeys may be permitted. In such cases, density shall be calculated on the basis of the land area for all buildings involved in the height exchange, and the City may require technical studies demonstrating that the taller building will have acceptable impacts. This exchange of height shall not trigger Section 37 requirements.”*

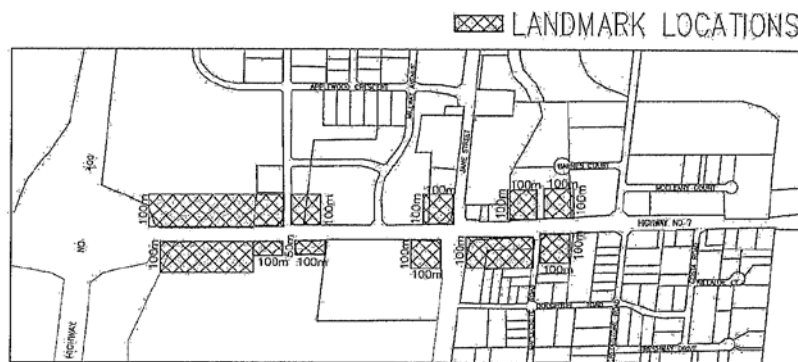
Mr. Brandon Correia – August 13, 2019

IBI Group would like to ensure that these policies are included in the next version of the Draft Comprehensive Zoning By-law as well as ensure that a Zoning By-law Amendment is not needed for applications that conform to the policies of VMC SP.

Consistency with Current Zoning Provisions

IBI Group would also like to highlight that notable provisions from Zoning By-law 1-88 are missing from the current Draft Comprehensive Zoning By-law, including the Landmark Location provision from Schedule A2 of Zoning By-law 1-88 (**Figure 1**). This provision permits unlimited height in certain locations along Highway 7 to serve as a gateway to the Highway 7 corridor. IBI Group is not supportive of the exclusion of these provisions from the Comprehensive Zoning By-law and wish to see them included in the Second Draft. Several towers have already been approved and/or constructed along Highway 7 within the Landmark Locations, setting a precedent for the built-form along this corridor. The removal of these provisions will create a disconnect between the built-form, conflicting with several of the City's Urban Design objectives and creating great variations in height and density.

Figure 1. Landmark Locations from Schedule A2 of Zoning By-law 1-88



IBI Group is generally supportive of the revisions to the parking requirements including the removal of minimum parking requirements for the majority of commercial uses, including general office, retail, and restaurants, and the slight decrease in rates for residential uses to 0.6 per dwelling unit plus 0.15 visitor parking spaces per dwelling unit. These will have positive impacts in promoting walkability and the use of active and public transportation in the VMC, as well as better responds to current market conditions and car ownership. We would like to ensure that the parking requirements proposed are consistent with what is currently being approved in the VMC. If lower rates are currently being approved, an adjustment to the rates is needed.

Definitions

IBI Group also wishes to note the differences that currently exist between the definitions of Gross Floor Area within Zoning By-law 1-88, the Draft Comprehensive Zoning By-law and the VMC SP. The following table provides the definitions listed in each document:

ZONING BY-LAW 1-88	DRAFT COMPREHENSIVE ZONING BY-LAW	VMC SP
Gross Floor Area: Means the aggregate of	Gross Floor Area: In reference to a building,	Gross Floor Area: The calculation of gross floor area shall not include the

Mr. Brandon Correia – August 13, 2019

the floor areas of all storeys of a building, measured to the exterior of the outside walls, but not including the areas of any cellar, or car parking area above or below grade within the building or within a separate structure.	the aggregate of the floor areas of all storeys of a building, excluding any cellar, attic, mechanical room, mechanical penthouse, but excluding any portion of a garage or parking structure.	floor area of underground and above-ground structured parking, bicycle parking and public transit uses, such as subway entrances and bus terminals. In addition, as per Policy 8.1.1, 10,000 square metres of gross floor area devoted to office uses on lots in the Station Precinct may be excluded from the density calculation where the development contains a minimum of 10,000 square metres of office uses per lot. (8.1.19)
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The definition listed in Zoning By-law 1-88 includes the floor areas of a building for mechanical rooms and mechanical penthouses, whereas the definition listed in Draft Comprehensive Zoning By-law excludes these floor areas. Furthermore, the definitions listed in Zoning By-law 1-88 and the Draft Comprehensive Zoning By-law exclude any floor area of a cellar, whereas the VMC SP includes floor area of a cellar. Another notable difference is that the VMC SP states that 10,000 square metres of gross floor area devoted to office uses on lots in the Station Precinct may be excluded from the density calculation where the development contains a minimum of 10,000 square metres of office uses per lot. The Draft Comprehensive Zoning By-law does not make reference to this policy in any of its provisions. All definitions between the three documents are consistent in that they exclude any floor area devoted to parking structures.

The calculation of gross floor area has significant implications on the calculation of several municipal fees, including but not limited to Development Charges, Section 37, and Parkland dedication. It is imperative that there is consistency between the definitions moving forward moving forward, and IBI Group recommends a revisit of these definitions.

Concluding Remarks

IBI Group wishes to reiterate our support for the proposed provisions within the Draft Comprehensive Zoning By-law that accurately reflect the policies within the VMC SP. However, as it stands there are still several policies from the VMC SP that are not reflected in the current Draft and many of the provisions do not include the flexibility that is included in the VMC SP policies. Efforts should be made to ensure that these policies and the flexibility are reflected in the provisions moving forward. Furthermore, IBI Group would like to ensure that the Landmark Location provisions are carried forward in the Comprehensive Zoning By-law and that there is consistency between the VMC SP and the Comprehensive Zoning By-law in regards to the definition of Gross Floor Area.

IBI Group kindly requests to be included in all further consultations regarding the Comprehensive Zoning By-law and be notified of any future updates. Further to this letter, we request that the City consider a coordinated working session with key VMC landowners to review and discuss this Draft. Please do not hesitate to contact the undersigned should you have any questions.

Yours truly,

IBI Group



Stephen Albanese MCIP RPP

cc: Michael Reel, 2748355 Canada Inc.



IBI GROUP

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August 13, 2019

Mr. Brandon Correia
Manager, Special Projects
City of Vaughan
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

Dear Mr. Correia:

COMPREHENSIVE ZONING BY-LAW REVIEW - MOBILIO DEVELOPMENTS LTD.

IBI Group are the planning consultants for Mobilio Developments Ltd., who own roughly 15.6 acres of land south of Highway No. 7, west of Jane Street, north of Highway 407 and east of Highway 400, within the Vaughan Metropolitan Centre (VMC), in the City of Vaughan.

On behalf of our client, IBI Group wishes to provide the following comments on the First Draft of the Comprehensive Zoning By-law, which was released in Spring 2019. This letter is intended to provide preliminary feedback to the Zoning update process. Further to this letter, we request that the City consider a coordinated working session with key VMC landowners to review and discuss this Draft.

Consistency with the Vaughan Metropolitan Centre Secondary Plan

IBI Group understands the City of Vaughan is undertaking a review of Zoning By-law 1-88 to create a new Comprehensive Zoning By-law that reflects the policies and permissions of the Vaughan Official Plan 2010 (VOP 2010), including the Vaughan Metropolitan Centre Secondary Plan (VMC SP). IBI Group was actively involved in the policy development stages of the VMC SP on behalf of our clients and are supportive of its policies. It should be noted that a mediation process extending over several years took place between key stakeholders and City Staff during the implementation of the VMC SP to ensure that flexibility was integrated into the policies with specific regard to the built form policies. As such, IBI Group is supportive of provisions within the Comprehensive Zoning By-law that accurately reflect the policies from the VMC SP, but wish to ensure that the flexibility currently existing in the VMC SP policies are carried forward in the Draft Zoning By-law.

In the current Draft, many of the provisions proposed accurately match the policies from the VMC SP. For example, the locations of the land use precincts and areas of prescribed height and density from the Schedules of the Draft Comprehensive Zoning By-law accurately match the locations of the land use precincts and areas of prescribed height and density from Schedules of the VMC SP. The road pattern depicted in the Draft Comprehensive Zoning By-law also accurately matches that within the VMC SP. While the lot and building requirements are reflective of the policies from the VMC SP, the flexibility that was integrated into the VMC SP policies was not carried forward in the Draft. Please ensure this flexibility is carried forward in the next Draft.

There are also several policies from the VMC SP that are not reflected in the Draft Comprehensive Zoning By-law. Notable policies within the VMC SP that are missing from the Draft Comprehensive Zoning By-law include but are not limited to:

Mr. Brandon Correia – August 13, 2019

- Policy 8.1.1, which states that “...10,000 square metres of gross floor area devoted to office uses on lots in the Station Precinct may be excluded from the density calculation where the development contains a minimum of 10,000 square metres of office uses per lot...”;
- Policy 8.1.15, which states that “No development, except a public school, a stand-alone above grade structured parking facility or other institutional use, shall have a density lower than the minimum FSI identified in Schedule I or a density higher than the maximum FSI identified in Schedule I...”
- Policy 8.1.17, which states that “The land area to be used for the calculation of the area of the lot for the purposes of calculating permitted density, shall include the land used for buildings, private landscaped open space, off-street parking and servicing areas, new City streets, City street widenings/extensions and mews, but excluding street widenings and land areas which are encumbered by a sub-surface transit easement that are being acquired by a public authority through expropriation or acquisition for compensation. The land area for the calculation of permitted density shall exclude land for public parks and other public infrastructure.”
- Policy 8.1.18, which states that “Notwithstanding Policy 8.1.16, where no compensation is taken for the use of a sub-surface transit easement, any lands that are encumbered by that sub-surface transit easement may be used for the calculation of density to the adjacent blocks regardless of the proposed land use designation.”
- Policy 8.1.21, which states that “...Office developments with a lower density than the minimums set out in Schedule I may be permitted in the South Precinct and portions of the East and West Employment Precincts outside the Urban Growth Centre, as defined in Schedule A, provided it has been demonstrated in a Development Concept Report, to the satisfaction of the City, that the minimum density can be achieved on the block with future phases of development.”
- Policy 8.1.24, which states that “Unused height and/or density of one site (the donor site) may be transferred to another site (the receiver site)...” (subject to certain conditions);
- Policy 8.7.11, which states that “...Where a maximum height of 10 storeys is identified, buildings up to 15 storeys may be permitted on properties fronting arterial streets, major or minor collector streets, a Neighbourhood Park or a Public Square identified in Schedule D...”;
- Policy 8.7.12, which states that “... Notwithstanding Schedule I, where the maximum permitted height of a building is 25 or more storeys, individual towers within a city block may exceed this limit by up to 7 storeys where an adjacent tower subject to the same rezoning application and located on the same city block has a correspondingly lower height. For example, on a block where the maximum permitted height in Schedule I is 30 storeys, a tower of 37 storeys and an adjacent tower of 23 storeys may be permitted. In such cases, density shall be calculated on the basis of the land area for all buildings involved in the height exchange, and the City may require technical studies demonstrating that the taller building will have acceptable impacts. This exchange of height shall not trigger Section 37 requirements.”

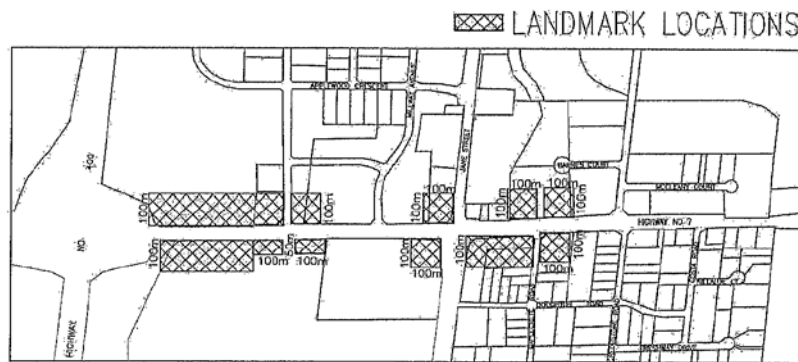
IBI Group would like to ensure that these policies are included in the next version of the Draft Comprehensive Zoning By-law as well as ensure that a Zoning By-law Amendment is not needed for applications that conform to the policies of VMC SP.

Consistency with Current Zoning Provisions

Mr. Brandon Correia – August 13, 2019

IBI Group would also like to highlight that notable provisions from Zoning By-law 1-88 are missing from the current Draft Comprehensive Zoning By-law, including the Landmark Location provision from Schedule A2 of Zoning By-law 1-88 (**Figure 1**). This provision permits unlimited height in certain locations along Highway 7 to serve as a gateway to the Highway 7 corridor. IBI Group is not supportive of the exclusion of these provisions from the Comprehensive Zoning By-law and wish to see them included in the Second Draft. Several towers have already been approved and/or constructed along Highway 7 within the Landmark Locations, setting a precedent for the built-form along this corridor. The removal of these provisions will create a disconnect between the built-form, conflicting with several of the City's Urban Design objectives and creating great variations in height and density.

Figure 1. Landmark Locations from Schedule A2 of Zoning By-law 1-88



IBI Group is generally supportive of the revisions to the parking requirements including the removal of minimum parking requirements for the majority of commercial uses, including general office, retail, and restaurants, and the slight decrease in rates for residential uses to 0.6 per dwelling unit plus 0.15 visitor parking spaces per dwelling unit. These will have positive impacts in promoting walkability and the use of active and public transportation in the VMC, as well as better responds to current market conditions and car ownership. We would like to ensure that the parking requirements proposed are consistent with what is currently being approved in the VMC. If lower rates are currently being approved, an adjustment to the rates is needed.

Definitions

IBI Group also wishes to note the differences that currently exist between the definitions of Gross Floor Area within Zoning By-law 1-88, the Draft Comprehensive Zoning By-law and the VMC SP. The following table provides the definitions listed in each document:

ZONING BY-LAW 1-88	DRAFT COMPREHENSIVE ZONING BY-LAW	VMC SP
Gross Floor Area: Means the aggregate of the floor areas of all storeys of a building, measured to the exterior of the outside walls, but not including the areas of	Gross Floor Area: In reference to a building, the aggregate of the floor areas of all storeys of a building, excluding any cellar, attic, mechanical	Gross Floor Area: The calculation of gross floor area shall not include the floor area of underground and above-ground structured parking, bicycle parking and public transit uses, such as subway entrances and bus terminals. In addition, as per Policy 8.1.1, 10,000

Mr. Brandon Correia – August 13, 2019

any cellar, or car parking area above or below grade within the building or within a separate structure.	room, mechanical penthouse, but excluding any portion of a garage or parking structure.	square metres of gross floor area devoted to office uses on lots in the Station Precinct may be excluded from the density calculation where the development contains a minimum of 10,000 square metres of office uses per lot. (8.1.19)
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The definition listed in Zoning By-law 1-88 includes the floor areas of a building for mechanical rooms and mechanical penthouses, whereas the definition listed in Draft Comprehensive Zoning By-law excludes these floor areas. Furthermore, the definitions listed in Zoning By-law 1-88 and the Draft Comprehensive Zoning By-law exclude any floor area of a cellar, whereas the VMC SP includes floor area of a cellar. Another notable difference is that the VMC SP states that 10,000 square metres of gross floor area devoted to office uses on lots in the Station Precinct may be excluded from the density calculation where the development contains a minimum of 10,000 square metres of office uses per lot. The Draft Comprehensive Zoning By-law does not make reference to this policy in any of its provisions. All definitions between the three documents are consistent in that they exclude any floor area devoted to parking structures.

The calculation of gross floor area has significant implications on the calculation of several municipal fees, including but not limited to Development Charges, Section 37, and Parkland dedication. It is imperative that there is consistency between the definitions moving forward moving forward, and IBI Group recommends a revisit of these definitions.

Concluding Remarks

IBI Group wishes to reiterate our support for the proposed provisions within the Draft Comprehensive Zoning By-law that accurately reflect the policies within the VMC SP. However, as it stands there are still several policies from the VMC SP that are not reflected in the current Draft and many of the provisions do not include the flexibility that is included in the VMC SP policies. Efforts should be made to ensure that these policies and the flexibility are reflected in the provisions moving forward. Furthermore, IBI Group would like to ensure that the Landmark Location provisions are carried forward in the Comprehensive Zoning By-law and that there is consistency between the VMC SP and the Comprehensive Zoning By-law in regards to the definition of Gross Floor Area.

IBI Group kindly requests to be included in all further consultations regarding the Comprehensive Zoning By-law and be notified of any future updates. Further to this letter, we request that the City consider a coordinated working session with key VMC landowners to review and discuss this Draft. Please do not hesitate to contact the undersigned should you have any questions.

Yours truly,

IBI Group

Stephen Albanese MCIP RPP

cc: Jude Tersigni, Mobilio Developments Ltd.

Mayor and Members of Committee – June 7, 2021

APPENDIX B

Comments on the Second Draft of the CZBL



IBI GROUP

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February 19, 2020

Mr. Brandon Correia
Manager, Special Projects
City of Vaughan
2141 Major Mackenzie Dr.
Vaughan ON L6A 1T1

Dear Mr. Correia:

**COMPREHENSIVE ZONING BY-LAW - SECOND DRAFT - 2748355 CANADA INC.
COMMENTS**

IBI Group are the planning consultants for 2748355 Canada Inc., who own roughly 68 acres of land south of Highway No. 7, west of Jane Street, north of Highway 407 and east of Highway 400, within the Vaughan Metropolitan Centre (VMC), in the City of Vaughan. As the majority landowners in the southwest quadrant of the VMC, 2748355 Canada Inc. were actively involved in the policy development stages of the VMC Secondary Plan (SP), as well as, other key guideline documents, cooperatively working with the City over the last 20+ years.

On behalf of our client, IBI Group wishes to provide the following comments on the Second Draft of the Comprehensive Zoning By-law, which was released on January 28, 2020. This letter is intended to provide additional feedback to the Zoning update process, in addition to our comments on the First Draft, which were submitted on August 13, 2019. We respectfully request a working session with City staff and key VMC landowners to review and discuss the Draft Comprehensive Zoning By-law.

Consistency with the Vaughan Metropolitan Centre Secondary Plan

IBI Group understands the City of Vaughan is undertaking a review of Zoning By-law 1-88 to create a new Comprehensive Zoning By-law that reflects the policies and permissions of the Vaughan Official Plan 2010 (VOP 2010), including the Vaughan Metropolitan Centre Secondary Plan (VMC SP). IBI Group was actively involved in the policy development stages of the VMC SP on behalf of our client and are supportive of its policies. It should be noted that a mediation process extending over several years took place between key stakeholders and City Staff during the implementation of the VMC SP to ensure that flexibility was integrated into the policies with specific regard to the built form policies. As such, IBI Group is supportive of provisions within the Comprehensive Zoning By-law that accurately reflect the policies from the VMC SP, but wish to reiterate that the flexibility currently existing in the VMC SP policies are carried forward in the Comprehensive Zoning By-law.

Further, IBI Group understands that the City of Vaughan will begin to undertake a comprehensive review of the VMC SP this year. We would like to understand the City's plan to update the Comprehensive Zoning By-law as new planning policies of the VMC SP come into effect to ensure consistency. If the Comprehensive Zoning By-law is updated to reflect the existing VMC SP policies, the zoning will need to be updated again to be consistent with the new VMC SP policies. IBI Group requests that updating the Zoning within the VMC be postponed until the VMC SP review process is complete to avoid unnecessary amendments to the Comprehensive Zoning By-law.

Mr. Brandon Correia – February 19, 2020

In the second Draft, many of the provisions proposed still accurately match the policies from the VMC SP. For example, the locations of the land use precincts and areas of prescribed height and density from the Schedules of the Draft Comprehensive Zoning By-law accurately match the locations of the land use precincts and areas of prescribed height and density from Schedules of the VMC SP.

IBI Group supports the inclusion of *Office Use Permitted Zones* outside the Urban Growth Centre in Schedule B1 in the Second Draft. Additionally, the inclusion of *Section 1.5.3 Planning Approvals in Process*, brings additional clarity to on-going projects and those with site-specific zoning before the enactment of the Draft Comprehensive By-law. IBI Group would like the opportunity to meet with City Staff to discuss 2748355 Canada Inc.'s site-specific policies and their integration and implementation within the Draft Comprehensive Zoning By-law.

There are, however, several policies from the VMC SP that are still not reflected in the Draft Comprehensive Zoning By-law. Notable policies within the VMC SP that are missing from the Draft Comprehensive Zoning By-law include but are not limited to:

- Policy 8.1.1, which states that “...10,000 square metres of gross floor area devoted to office uses on lots in the Station Precinct may be excluded from the density calculation where the development contains a minimum of 10,000 square metres of office uses per lot...”;
- Policy 8.1.17, which states that “The land area to be used for the calculation of the area of the lot for the purposes of calculating permitted density, shall include the land used for buildings, private landscaped open space, off-street parking and servicing areas, new City streets, City street widenings/extensions and mews, but excluding street widenings and land areas which are encumbered by a sub-surface transit easement that are being acquired by a public authority through expropriation or acquisition for compensation. The land area for the calculation of permitted density shall exclude land for public parks and other public infrastructure.”
- Policy 8.1.18, which states that “Notwithstanding Policy 8.1.16, where no compensation is taken for the use of a sub-surface transit easement, any lands that are encumbered by that sub-surface transit easement may be used for the calculation of density to the adjacent blocks regardless of the proposed land use designation.”
- Policy 8.1.24, which states that “Unused height and/or density of one site (the donor site) may be transferred to another site (the receiver site)...” (subject to certain conditions);
- Policy 8.7.11, which states that “...Where a maximum height of 10 storeys is identified, buildings up to 15 storeys may be permitted on properties fronting arterial streets, major or minor collector streets, a Neighbourhood Park or a Public Square identified in Schedule D...”;
- Policy 8.7.12, which states that “... Notwithstanding Schedule I, where the maximum permitted height of a building is 25 or more storeys, individual towers within a city block may exceed this limit by up to 7 storeys where an adjacent tower subject to the same rezoning application and located on the same city block has a correspondingly lower height. For example, on a block where the maximum permitted height in Schedule I is 30 storeys, a tower of 37 storeys and an adjacent tower of 23 storeys may be permitted. In such cases, density shall be calculated on the basis of the land area for all buildings involved in the height exchange, and the City may require technical studies demonstrating that the taller building will have acceptable impacts. This exchange of height shall not trigger Section 37 requirements.”

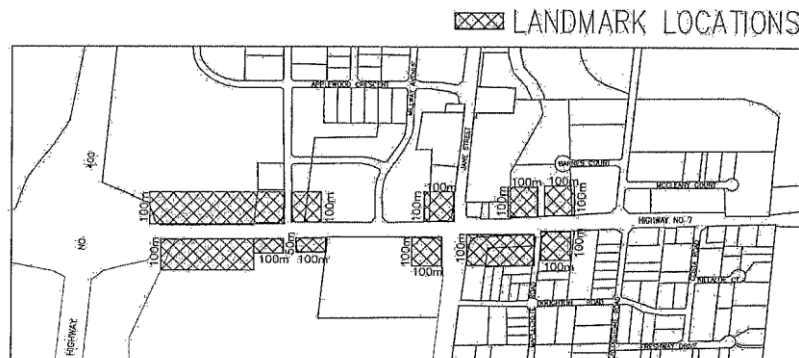
Mr. Brandon Correia – February 19, 2020

IBI Group would like to ensure that these policies are included in the final draft of the Comprehensive Zoning By-law and ensure that a Zoning By-law Amendment is not needed for applications that conform to the policies of VMC SP.

Landmark Locations

IBI Group would also like to highlight that notable provisions from Zoning By-law 1-88 are still missing from the Second Draft Comprehensive Zoning By-law, including the Landmark Location provision from Schedule A2 of Zoning By-law 1-88 (**Figure 1**). This provision permits unlimited height in certain locations along Highway 7 to serve as a gateway to the Highway 7 corridor. IBI Group is not supportive of the exclusion of these provisions from the Comprehensive Zoning By-law that essentially downzone the parcels and wish to see them included in the Final Draft. The removal of these provisions will create a downzoning that is inconsistent with provincial policy related to urban growth centres and MTSAs.

Figure 1. Landmark Locations from Schedule A2 of Zoning By-law 1-88



Definitions

IBI Group is pleased with the updates to the Gross Floor Area (GFA) definition in the Second Draft, which provides additional clarity into the calculation of GFA. However, there is still a significant difference with the definition within the VMC SP, which states that 10,000 square metres of gross floor area devoted to office uses on lots in the Station Precinct may be excluded from the density calculation where the development contains a minimum of 10,000 square metres of office uses per lot. The Draft Comprehensive Zoning By-law does not make reference to this policy in any of its provisions. It is imperative that there is consistency between the definitions moving forward.

Mr. Brandon Correia – February 19, 2020

Document	Gross Floor Area Definition
Zoning By-Law 1-88	Means the aggregate floor areas of all storeys of a building, measured to the exterior of the outside walls, but not including the areas of any cellar, or car parking area above or below grade within the building or within a separate structure.
VMC SP	The calculation of gross floor area shall not include the floor area of underground and above-ground structured parking, bicycle parking and public transit uses, such as subway entrances and bus terminals. In addition, as per Policy 8.1.1, 10,000 square metres of gross floor area devoted to office uses on lots in the Station Precinct may be excluded from the density calculation where the development contains a minimum of 10,000 square metres of office uses per lot. (8.1.19)
1st Draft Comprehensive Zoning By-Law	In reference to a building, the aggregate of the floor areas of all storeys of a building, excluding any cellar, attic, mechanical room, mechanical penthouse, but excluding any portion of a garage or parking structure.
2nd Draft Comprehensive Zoning By-Law	In reference to a building or structure, means the aggregate of the floor areas of all storeys of a building measured from the outside of the exterior walls, but excluding any basement, attic, mechanical room, mechanical penthouse, elevator, elevator shaft, escalators, bicycle parking space, loading space, a dedicated waste storage area, or any portion of a garage or parking structure located above or below grade.

Permitted Uses and Building and Lot Requirements

A working session with City Staff would be beneficial to discuss detailed matters such as the permitted uses and lot and building requirements within the VMC Zones. Some elements of concern that IBI Group would like to highlight, include, but are not limited to:

Permitted Uses

- Permitted uses within V3 Zone (Vaughan Metropolitan Centre Neighbourhood Zone) are more prescriptive than the permitted uses listed within the VMC SP for Neighbourhood Precincts (Policy 8.4.1). For example, while the VMC SP permits retail and service commercial uses within the Neighbourhood Precincts in accordance with Section 8.6 (Retail), these uses are not permitted based on the Draft Comprehensive Zoning By-law.
- Public parking is not permitted in V3, which is inconsistent with future driving trends and does not allow for shared parking opportunities.
- Note #3: Why are commercial uses restricted to the ground floor? What is the rationale behind the proposed 10% restriction? ;
- Note #4: Restricting office uses to the V3 zone subject to areas shown on Schedule B-1 is overly restrictive, resulting in an intent not consistent with VMC SP;

Mr. Brandon Correia – February 19, 2020

- Note #5: This condition exists/is proposed within several applications within the VMC. Instead of restricting apartment dwellings within the ground floor frontage, can they be limited to a certain percentage?
- Note #6: It is too restrictive to limit these uses to corner lots only. What is the rationale for this?

Lot and Building Requirements

IBI Group wishes to understand the rationale behind the following changes to the lot and building requirements for the VMC zones between the First and Second Draft Comprehensive By-law:

- An increase to the minimum front yard from 2.0m to 3.0m for V1, V2 and V4;
- An increase to the minimum exterior side yard from 2.0m to 3.0m for V1, V2 and V4; and
- An increase to the required build-to-zone from 3.0m to 5.0m for V1, V2 and V3.

IBI Group is supportive of the removal of the 30.0m height minimum for podium and tower.

Overall it appears there are several inconsistencies between the VMC SP and the current Draft Comprehensive Zoning By-law in terms of permitted uses and the lot and building requirements. IBI Group wishes that more flexibility be integrated within the lot and building requirements so that the provisions are not too restrictive. There is currently an innovative and collaborative approach to city building occurring in the VMC between the landowners and City staff, and the restrictive nature of the zoning provisions within the current Draft Comprehensive By-law could remove some of this creativity and collaboration.

Conclusion

On behalf of our client, we continue to contend the advancement of a Comprehensive Zoning By-law in advance of a new policy review of the VMC SP appears premature. Notwithstanding, should the City wish to continue, we submit that the Comprehensive Zoning By-law accurately reflect the policies within the VMC SP including the flexibility that was arbitrated through a lengthy Ontario Municipal Board Hearing. Additional efforts should be made to ensure that these policies and the flexibility are reflected in the provisions moving forward. Furthermore, our clients would like to ensure that the Landmark Location provisions are carried forward in the Comprehensive Zoning By-law so as to not downzone the existing permissions enjoyed by these select blocks.

IBI Group kindly requests to be included in all further consultations regarding the Comprehensive Zoning By-law and be notified of any future updates. Further to this letter, we request that the City consider a coordinated working session with key VMC landowners to review and discuss the draft Comprehensive By-law. We would also like to understand the City's plan to update the Comprehensive Zoning By-law as new planning policies of the VMC SP come into effect to ensure consistency. Please do not hesitate to contact the undersigned should you have any questions.

Thank you,

IBI GROUP



Stephen Albanese MCIP RPP

cc: Michael Reel, 2748355 Canada Inc.



IBI GROUP

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Toronto ON M4V 2Y7 Canada
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February 19, 2020

Mr. Brandon Correia
Manager, Special Projects
City of Vaughan
2141 Major Mackenzie Dr.
Vaughan ON L6A 1T1

Dear Mr. Correia:

COMPREHENSIVE ZONING BY-LAW - SECOND DRAFT - MOBILIO DEVELOPMENTS LTD. COMMENTS

IBI Group are the planning consultants for Mobilio Developments Ltd., who own roughly 15.6 acres of land south of Highway No. 7, west of Jane Street, north of Highway 407 and east of Highway 400, within the Vaughan Metropolitan Centre (VMC), in the City of Vaughan.

On behalf of our client, IBI Group wishes to provide the following comments on the Second Draft of the Comprehensive Zoning By-law, which was released on January 28, 2020. This letter is intended to provide additional feedback to the Zoning update process, in addition to our comments on the First Draft, which were submitted on August 13, 2019. We respectfully request a working session with City staff and key VMC landowners to review and discuss the Draft Comprehensive Zoning By-law.

Consistency with the Vaughan Metropolitan Centre Secondary Plan

IBI Group understands the City of Vaughan is undertaking a review of Zoning By-law 1-88 to create a new Comprehensive Zoning By-law that reflects the policies and permissions of the Vaughan Official Plan 2010 (VOP 2010), including the Vaughan Metropolitan Centre Secondary Plan (VMC SP). IBI Group was actively involved in the policy development stages of the VMC SP and are supportive of its policies. It should be noted that a mediation process extending over several years took place between key stakeholders and City Staff during the implementation of the VMC SP to ensure that flexibility was integrated into the policies with specific regard to the built form policies. As such, IBI Group is supportive of provisions within the Comprehensive Zoning By-law that accurately reflect the policies from the VMC SP, but wish to reiterate that the flexibility currently existing in the VMC SP policies are carried forward in the Comprehensive Zoning By-law.

Further, IBI Group understands that the City of Vaughan will begin to undertake a comprehensive review of the VMC SP this year. We would like to understand the City's plan to update the Comprehensive Zoning By-law as new planning policies of the VMC SP come into effect to ensure consistency. If the Comprehensive Zoning By-law is updated to reflect the existing VMC SP policies, the zoning will need to be updated again to be consistent with the new VMC SP policies. IBI Group requests that updating the Zoning within the VMC be postponed until the VMC SP review process is complete to avoid unnecessary amendments to the Comprehensive Zoning By-law.

In the second Draft, many of the provisions proposed still accurately match the policies from the VMC SP. For example, the locations of the land use precincts and areas of prescribed height and density from the Schedules of the Draft Comprehensive Zoning By-law accurately match the

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locations of the land use precincts and areas of prescribed height and density from Schedules of the VMC SP.

IBI Group supports the inclusion of *Office Use Permitted Zones* outside the Urban Growth Centre in Schedule B1 in the Second Draft. Additionally, the inclusion of *Section 1.5.3 Planning Approvals in Process*, brings additional clarity to on-going projects and those with site-specific zoning before the enactment of the Draft Comprehensive By-law. IBI Group would like the opportunity to meet with City Staff to discuss Mobilio Developments Ltd.'s site-specific policies and their integration and implementation within the Draft Comprehensive Zoning By-law.

There are, however, several policies from the VMC SP that are still not reflected in the Draft Comprehensive Zoning By-law. Notable policies within the VMC SP that are missing from the Draft Comprehensive Zoning By-law include but are not limited to:

- Policy 8.1.1, which states that *"...10,000 square metres of gross floor area devoted to office uses on lots in the Station Precinct may be excluded from the density calculation where the development contains a minimum of 10,000 square metres of office uses per lot..."*;
- Policy 8.1.17, which states that *"The land area to be used for the calculation of the area of the lot for the purposes of calculating permitted density, shall include the land used for buildings, private landscaped open space, off-street parking and servicing areas, new City streets, City street widenings/extensions and mews, but excluding street widenings and land areas which are encumbered by a sub-surface transit easement that are being acquired by a public authority through expropriation or acquisition for compensation. The land area for the calculation of permitted density shall exclude land for public parks and other public infrastructure."*
- Policy 8.1.18, which states that *"Notwithstanding Policy 8.1.16, where no compensation is taken for the use of a sub-surface transit easement, any lands that are encumbered by that sub-surface transit easement may be used for the calculation of density to the adjacent blocks regardless of the proposed land use designation."*
- Policy 8.1.24, which states that *"Unused height and/or density of one site (the donor site) may be transferred to another site (the receiver site)..."* (subject to certain conditions);
- Policy 8.7.11, which states that *"...Where a maximum height of 10 storeys is identified, buildings up to 15 storeys may be permitted on properties fronting arterial streets, major or minor collector streets, a Neighbourhood Park or a Public Square identified in Schedule D..."*;
- Policy 8.7.12, which states that *"... Notwithstanding Schedule I, where the maximum permitted height of a building is 25 or more storeys, individual towers within a city block may exceed this limit by up to 7 storeys where an adjacent tower subject to the same rezoning application and located on the same city block has a correspondingly lower height. For example, on a block where the maximum permitted height in Schedule I is 30 storeys, a tower of 37 storeys and an adjacent tower of 23 storeys may be permitted. In such cases, density shall be calculated on the basis of the land area for all buildings involved in the height exchange, and the City may require technical studies demonstrating that the taller building will have acceptable impacts. This exchange of height shall not trigger Section 37 requirements."*

IBI Group would like to ensure that these policies are included in the final draft of the Comprehensive Zoning By-law and ensure that a Zoning By-law Amendment is not needed for applications that conform to the policies of VMC SP.

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Definitions

IBI Group is pleased with the updates to the Gross Floor Area (GFA) definition in the Second Draft, which provides additional clarity into the calculation of GFA. However, there is still a significant difference with the definition within the VMC SP, which states that 10,000 square metres of gross floor area devoted to office uses on lots in the Station Precinct may be excluded from the density calculation where the development contains a minimum of 10,000 square metres of office uses per lot. The Draft Comprehensive Zoning By-law does not make reference to this policy in any of its provisions. It is imperative that there is consistency between the definitions moving forward.

Document	Gross Floor Area Definition
Zoning By-Law 1-88	Means the aggregate floor areas of all storeys of a building, measured to the exterior of the outside walls, but not including the areas of any cellar, or car parking area above or below grade within the building or within a separate structure.
VMC SP	The calculation of gross floor area shall not include the floor area of underground and above-ground structured parking, bicycle parking and public transit uses, such as subway entrances and bus terminals. In addition, as per Policy 8.1.1, 10,000 square metres of gross floor area devoted to office uses on lots in the Station Precinct may be excluded from the density calculation where the development contains a minimum of 10,000 square metres of office uses per lot. (8.1.19)
1st Draft Comprehensive Zoning By-Law	In reference to a building, the aggregate of the floor areas of all storeys of a building, excluding any cellar, attic, mechanical room, mechanical penthouse, but excluding any portion of a garage or parking structure.
2nd Draft Comprehensive Zoning By-Law	In reference to a building or structure, means the aggregate of the floor areas of all storeys of a building measured from the outside of the exterior walls, but excluding any basement, attic, mechanical room, mechanical penthouse, elevator, elevator shaft, escalators, bicycle parking space, loading space, a dedicated waste storage area, or any portion of a garage or parking structure located above or below grade.

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Permitted Uses and Building and Lot Requirements

A working session with City Staff would be beneficial to discuss detailed matters such as the permitted uses and lot and building requirements within the VMC Zones. Some elements of concern that IBI Group would like to highlight, include, but are not limited to:

Permitted Uses

- Permitted uses within V3 Zone (Vaughan Metropolitan Centre Neighbourhood Zone) are more prescriptive than the permitted uses listed within the VMC SP for Neighbourhood Precincts (Policy 8.4.1). For example, while the VMC SP permits retail and service commercial uses within the Neighbourhood Precincts in accordance with Section 8.6 (Retail), these uses are not permitted based on the Draft Comprehensive Zoning By-law.
- Public parking is not permitted in V3, which is inconsistent with future driving trends and does not allow for shared parking opportunities.
- Note #3: Why are commercial uses restricted to the ground floor? What is the rationale behind the proposed 10% restriction? ;
- Note #4: Restricting office uses to the V3 zone subject to areas shown on Schedule B-1 is overly restrictive, resulting in an intent not consistent with VMC SP;
- Note #5: This condition exists/is proposed within several applications within the VMC. Instead of restricting apartment dwellings within the ground floor frontage, can they be limited to a certain percentage?
- Note #6: It is too restrictive to limit these uses to corner lots only. What is the rationale for this?

Lot and Building Requirements

IBI Group wishes to understand the rationale behind the following changes to the lot and building requirements for the VMC zones between the First and Second Draft Comprehensive By-law:

- An increase to the minimum front yard from 2.0m to 3.0m for V1, V2 and V4;
- An increase to the minimum exterior side yard from 2.0m to 3.0m for V1, V2 and V4; and
- An increase to the required build-to-zone from 3.0m to 5.0m for V1, V2 and V3.

IBI Group is supportive of the removal of the 30.0m height minimum for podium and tower.

Overall it appears there are several inconsistencies between the VMC SP and the current Draft Comprehensive Zoning By-law in terms of permitted uses and the lot and building requirements. IBI Group wishes that more flexibility be integrated within the lot and building requirements so that the provisions are not too restrictive. There is currently an innovative and collaborative approach to city building occurring in the VMC between the landowners and City staff, and the restrictive nature of the zoning provisions within the current Draft Comprehensive By-law could remove some of this creativity and collaboration.

Conclusion

On behalf of our client, we continue to contend the advancement of a Comprehensive Zoning By-law in advance of a new policy review of the VMC SP appears premature. Notwithstanding, should the City wish to continue, we submit that the Comprehensive Zoning By-law accurately reflect the policies within the VMC SP including the flexibility that was arbitrated through a lengthy Ontario Municipal Board Hearing. Additional efforts should be made to ensure that these policies and the flexibility are reflected in the provisions moving forward. Furthermore, our clients would like to

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ensure that the Landmark Location provisions are carried forward in the Comprehensive Zoning By-law so as to not downzone the existing permissions enjoyed by these select blocks.

IBI Group kindly requests to be included in all further consultations regarding the Comprehensive Zoning By-law and be notified of any future updates. Further to this letter, we request that the City consider a coordinated working session with key VMC landowners to review and discuss the draft Comprehensive By-law. We would also like to understand the City's plan to update the Comprehensive Zoning By-law as new planning policies of the VMC SP come into effect to ensure consistency. Please do not hesitate to contact the undersigned should you have any questions.

Thank you,

IBI GROUP

A handwritten signature in black ink, appearing to read "Stephen Albanese". The signature is fluid and cursive, with the first name "Stephen" being more prominent than the last name "Albanese".

Stephen Albanese MCIP RPP

cc: Jude Tersigni, Mobilio Developments Ltd.

Mayor and Members of Committee – June 7, 2021

APPENDIX C

Comments on the Third Draft of the CZBL



IBI GROUP

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October 28, 2020

Mr. Brandon Correia
Manager, Special Projects
City of Vaughan
2141 Major Mackenzie Dr.
Vaughan ON
L6A 1T1

Dear Mr. Correia:

VAUGHAN COMPREHENSIVE ZONING BY-LAW - THIRD DRAFT - 2748355 CANADA INC., MOBILIO DEVELOPMENTS LTD., AND RP B3N HOLDINGS INC. COMMENTS

IBI Group are the planning consultants for 2748355 Canada Inc., Mobilio Developments Ltd., and RP B3N Holdings Inc. (herein referred to as '**our clients**') who collectively own roughly 84 acres of land south of Highway No. 7, west of Jane Street, north of Highway 407 and east of Highway 400, within the Vaughan Metropolitan Centre (VMC), in the City of Vaughan. As the majority landowners in the southwest quadrant of the VMC, our clients were actively involved in the policy development stages of the VMC Secondary Plan (VMC SP), as well as, other key guideline documents, cooperatively working with the City over the last 20+ years.

On behalf of our clients, IBI Group wishes to provide the following comments on the Third Draft of the proposed Comprehensive Zoning By-law (CZBL). The intent of this letter is to highlight our main concerns and comments on the Third Draft of the CZBL.

At the outset, IBI Group believes that the lack of consistency between the Third Draft CZBL and the VMC SP significantly impedes the achievement of the City's vision for the VMC. The absence of flexibility in the proposed regulations largely deviates from the collaborative efforts which were undertaken during the lengthy VMC SP mediation processes at the Ontario Municipal Board. The overarching theme of the negotiations were to ensure that VMC SP policies did not impose upon the VMC lands with largely prescriptive standards that reflected a suburban context and would ultimately create challenges with urban development and marketability given the long development timeframe. Given that market and design may change over time, the provisions presented within the draft CZBL revert back to many of the fundamental concerns our clients had in prescribing the VMC lands with an overly rigid planning and development framework. Specifically, we would like to raise concerns over the built form and landscape requirements, the proposed parking rates, the minimum amenity area requirements as well as the general lack of consistency in considering recently approved development applications which represent an ideal, real-world example of where the market stands in association with VMC related developments. The draft CZBL largely does not take these amendments into account.

This letter is intended to provide additional feedback to the Zoning update process, adding onto our comments on the First Draft, which were submitted on August 13, 2019 and Second Draft, which were submitted on February 19, 2020, attached hereto in Appendices A and B. Appendix C provides a complete list of IBI Group's comments on the Third Draft of the CZBL. The comments found in each of these Appendices shall be considered as part of this letter.

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Notwithstanding repeated requests to meet and discuss the Draft CZBL with City of Vaughan Staff, we have yet had the opportunity to do so, and continue to respectfully request this in advance of the CZBL proceeding to Committee and Council.

Vaughan Metropolitan Centre Secondary Plan

The City of Vaughan has an ambitious and commendable vision for the VMC to become a new downtown. The VMC SP was created following the City of Vaughan adoption of a new Official Plan in 2010 which designated the subject lands as being within the VMC Intensification Area. Design and development guidance in the VMC SP is provided in conjunction with the VMC Urban Design Guidelines (VMC UDG) and the VMC Streetscape and Open Space Plan (VMC SOSP). A mediation process extending over several years took place between key stakeholders and City Staff during the implementation of the VMC SP to ensure that flexibility was integrated into the policies with respect to a number of development-related considerations such as built-form, height, density and land use. IBI Group was actively involved in the policy development stages of the VMC SP on behalf of our clients and are supportive of its policies, collectively working alongside City Staff throughout this process. As such, we are adamant that the flexibility present in the VMC SP policies is reflected in the provisions in the CZBL.

To date, developments in the VMC demonstrate built-form excellence and a high quality of design. They utilize existing and planned investments in rapid transit and establish a hierarchical, fine-grain grid network of streets and pathways, creating a downtown that is walkable, accessible, vibrant, and beautiful. This success is largely a result of the collective approach to policy development that incorporated flexibility into the VMC SP policies. This flexibility encourages a creative and collaborative approach to design and city-building with the public, agencies, and the property owners/developers, and is beneficial to all parties involved.

As it stands, the provisions in the Draft CZBL do not reflect the collaborative efforts between City Staff and stakeholders including our clients, throughout the development of the VMC SP policies, and the current policies in the VMC SP. IBI Group and our clients are concerned that the rigidity of the Draft CZBL provisions will constrain the collaborative processes to urbanism that made the VMC successful in the first place. It is essential that the policies and intent of the VMC SP are accurately reflected in the regulations of the Draft CZBL.

In addition, IBI Group would like to note that there are several policies from the VMC SP that are not reflected in the provisions of the Draft CZBL. A complete list of our comments on the Draft CZBL, including the policies of the VMC SP that are not contemplated in the Draft CZBL, is provided in Appendix C. Appendix C also provides notes on where this flexibility has been lost due to stringent regulations. In particular, IBI Group takes specific issues with the following items, further summarized in the Appendices, attached hereto:

- Lot and building requirements;
- Podium and tower requirements;
- Active use frontage requirements;
- Landscape requirements;
- Minimum amenity requirements;
- Parking provisions; and,
- Certain definitions, including Amenity Area and Gross Floor Area.

Rights to Appeal

In order to allow for the collaborative approach to urban development in the VMC to continue, IBI Group requests that Vaughan Council pass a resolution to permit all current and future VMC landowners to apply for future Zoning By-law Amendment(s), if required, within two years of the Zoning By-law coming into full force and effect for all applications. This exception would be

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consistent with Section 34.10.0.0.2 of the *Planning Act*, repealing Section 34.10.0.0.1 of the *Planning Act* which prescribes a two-year moratorium on Zoning By-law Applications once a new Zoning-By-law has been introduced and is in-effect.

IBI Group understands that the City of Vaughan has begun to undertake a comprehensive review of the VMC SP. A resolution allowing landowners to apply for future Zoning By-law Amendment(s), if required, within two years of the Zoning By-law coming into full force and effect, would ensure that new developments are able to meet the intent of all the latest policy documents at the municipal, regional, and provincial levels. The resolution would also allow for the collaborative and creative design processes with City staff, agencies, and the public to continue.

Consistency with Recently Approved Development Applications

While the inclusion of *Section 1.6.3 Planning Applications in Process* brings additional clarity to on-going projects and those with site-specific zoning before the enactment of the Draft Comprehensive By-law, IBI Group would like to ensure our clients site-specific policies are integrated and implemented into the Draft CZBL.

As it stands, not all the site-specific exceptions for recently approved development applications are accurately reflected in the Third Draft of the CZBL, including By-laws 092-2020 and 052-2019. It is essential that the site-specific exceptions for these two developments are reflected in CZBL. Please ensure this is updated before the CZBL goes before Council.

Parking Rates

The VMC is well served by higher-order transit, with the recently opened Vaughan Metropolitan Centre station on the TTC's Yonge-University-Spadina Subway Line and the VIVA Orange Bus Rapid Transit (BRT) line. To support these transit investments and encourage their use, it is important that the City of Vaughan implement lower parking rates. By providing less parking, the City, developers and residents alike will be supported and encouraged to use non-automobile forms of transportation, such as transit and active forms of transportation such as cycling or walking.

It was noted in the Public Open House on October 14, 2020 that the parking rates were based off an IBI Group study that was completed in 2010. These rates were then confirmed through a benchmarking exercise that compared the parking rates across municipalities in the Greater Toronto Area. IBI Group is concerned that these rates reflect ten-year-old realities, are outdated and not location specific. If an update was completed to this Study, or alternatively a more current parking study was completed to establish and support the draft CZBL proposed rates, IBI Group requests that this study be made public.

IBI Group supports removing the minimum parking rates altogether, which is consistent with the provisions of the First Draft of the CZBL. Removing minimum parking rates allows for development applications to reflect the market realities at the time of the applications and support transit initiatives as well as walkability.

Landmark Locations

IBI Group would also like to highlight that the notable Landmark Location provision from Schedule A2 of Zoning By-law 1-88 is missing from the Third Draft CZBL. This provision permits unlimited height in key locations along Highway 7 to encourage the development of "landmark buildings", serving as gateways into the VMC. The exclusion of these historic provisions from the CZBL essentially downzones the parcels which is inconsistent with provincial policy related to urban growth centres and MTSAs. We wish to see them included in the Final Draft.

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Conclusion


On behalf of our clients, we continue to contend that the CZBL accurately reflect the policies within the VMC SP including the flexibility that was arbitrated through a lengthy Ontario Municipal Board Hearing and ultimately successfully and collaboratively settled upon. IBI Group and our clients are appreciative and commendatory of the collaborative approach to city-building the City of Vaughan has undertaken thus far in the VMC and hopes that these processes can continue moving forward.

We would also like to ensure that Vaughan Council pass a resolution permitting all current and future VMC landowners to apply for future Zoning By-law Amendment(s), if required, within two years of the CZBL coming into full force and effect. In addition, we request the Draft CZBL that goes before Council be consistent with site-specific exceptions associated with recently approved development applications, remove the minimum parking ratios, revisit the minimum amenity areas, and include the missing landmark locations, amongst a variety of other comments provided in Appendix C, attached hereto.

IBI Group kindly requests to be included in all further consultations regarding the CZBL and be notified of any future updates and decisions. Please do not hesitate to contact the undersigned should you have any questions.

Sincerely,

IBI Group



Stephen Albanese MCIP RPP

CC:

Jay Claggett, 2748355 Canada Inc., Mobilio Developments Ltd., and RP B3N Holdings Inc.

Jude Tersigni, Mobilio Developments Ltd. and RP B3N Holdings Inc.

Mark Karam, Mobilio Developments Ltd. and RP B3N Holdings Inc.

Brandon Simon, Mobilio Developments Ltd. and RP B3N Holdings Inc.

Patrick Duffy, Stikeman Elliot

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IBI Group Comments on Table 10-3: Lot and Building Requirements for the VMC Zones

Table 10-3: Lot and Building Requirements for the VMC Zones						
	V1	V2	V3	V4	OS1	Comments
Lot and Building Requirements						
Minimum lot frontage (m)	50	50	30	30	12.0 (5)	IBI Group would like to ensure that this minimum lot area does not apply to individual freehold townhouse units.
Minimum lot area (m ²)	4000	4000	1800	1800	-	IBI Group would like to ensure that this minimum lot area does not apply to individual freehold townhouse units.
Minimum front yard (m)	3	3	3	3	9.0	<p>The proposed front yard provisions seem to be reflective of a suburban context, not a downtown setting. Applications in the VMC consistently have a lower front yard setback than 3 m.</p> <p>The minimum front yard in the OS1 zone is 9.0 m., Policy 8.7.4 in the VMC SP states that <i>"Small-scale park supporting uses (cafes, vendors, kiosks, etc.) in parks and Public Squares are exempt from setback requirements."</i> IBI Group would like to see this Policy reflected accurately within the Draft CZBL.</p>
Minimum rear yard (m)	1	1	1	1	15.0	<p>The proposed rear yard provisions do not seem to not consider recently completed developments and/or current planning applications in the VMC, which consistently have/seek lower minimum rear yard setbacks than 1m.</p> <p>The minimum rear yard in the OS1 zone should consider Policy 8.7.4 of the VMC SP.</p>
Minimum interior side yard (m)	1	1	1	1	4.5	<p>The proposed interior side yard provisions do not seem to not consider recently completed developments and/or current planning applications in the VMC, which consistently have/seek lower minimum rear yard setbacks than 1m.</p> <p>The minimum interior yard in the OS1 zone should consider Policy 8.7.4 of the VMC SP.</p>
Minimum exterior side yard (m)	3 (2)	3 (2)	3 (2)	3 (2)	4.5	<p>The proposed exterior side yard provisions seem to be reflective of a suburban context, not a downtown setting. Applications in the VMC consistently have a lower exterior side yard than 3 m.</p> <p>The minimum exterior side yard in the OS1 zone should consider Policy 8.7.4 of the VMC SP.</p>

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Required build-to-zone (m)	3.0-5.0	3.0-5.0	3.0-7.5	3.0-5.0	<p>The required build-to-zone provisions should be consistent with the minimum yard setbacks.</p> <p>Where Policy 8.7.3 of the VMC SP states that buildings generally shall be built to a consistent build-to line defined in the Zoning By-law, generally 2-5 m from edge of the ROW, the draft CZBL is more stringent, eliminating the flexibility introduced through the word “generally” and increasing setbacks for south, station and employment precincts.</p>
Minimum build-to-line for corner lots (%)	80 (3)	80 (3)	60 (3)	60 (3)	<p>The proposed minimum build-to-line for corner lot provisions do not seem to not consider recently completed developments and/or current planning applications in the VMC. This provision should be amended to add additional flexibility.</p>
Minimum build-to-line for all other lot types (%)	75 (3)	75 (3)	75 (3)	60 (3)	<p>The proposed minimum build-to-line for all other lot types provisions do not seem to not consider recently completed developments and/or current planning applications in the VMC. This provision should be amended to add additional flexibility.</p>
Minimum height (m)	As shown on Schedule A (1)				<p>The minimum height provisions do not allow for temporary retail pop-up style spaces. Provisions to allow for pop-up placemaking initiatives that do not meet the minimum height requirements should be included.</p> <p>In addition, please refer to below, as certain policies from the VMC SP are not reflected in the draft CZBL.</p>
Maximum height (m)	As shown on Schedule A (1)				<p>The Landmark Location provision from Schedule A2 of Zoning By-law 1-88 has not been carried forward into this Draft. This provision permits unlimited height in certain locations along Highway 7 to permit the development of “landmark” sites to serve as gateways to the VMC. IBI Group is not supportive of the exclusion of these provisions from the CZBL that essentially downzones the parcels. Please ensure these provisions are included.</p> <p>Exception 635 states that the height limit for places of entertainment and office buildings located on lands labelled C10, shall be 35.0 m and 25.0m. This regulation should be updated to reflect the maximum height permissions</p>

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						<p>consistent with the VMC SP schedules or removed.</p> <p>In addition, please refer to below, as certain policies from the VMC SP are not reflected in the draft CZBL.</p>
Minimum ground floor height (m)	3.5 (4)	3.5 (4)	3.5 (4)	3.5 (4)		<p>The Draft CZBL prescribes minimum height requirements to all Zones, whereas the VMC SP only appears to apply a minimum ground-floor height to areas that are required or recommended for retail uses.</p> <p>IBI Group recommends that a range of 3.3m to 5.0m be provided here to allow for flexibility depending on the use.</p>
Minimum street wall (m)	9	9	8	8		<p>Policy 8.7.5 of the VMC states that generally, mid-rise and high-rise buildings shall contribute to a consistent street wall that is at least 2 to 3 storeys high at the build-to line.</p> <p>The minimum street wall provisions of the CZBL imply that a minimum street wall shall be at least 3 storeys.</p>
Minimum FSI	As shown on Schedule A					Please refer to below, as certain policies from the VMC SP are not reflected in the draft CZBL.
Maximum FSI	As shown on Schedule A					Please refer to below, as certain policies from the VMC SP are not reflected in the draft CZBL.
Podium and Tower Requirements	The podium and tower requirements as specified in the applicable zone shall apply to any building with a height greater than 20.0 m in the V1 Zone and 14.0 m in the V2, V3 and V4 Zones.					Please refer to below, as certain policies from the VMC SP are not reflected in the draft CZBL.
Podium and Tower						
Minimum podium height (m)	10.5	10.5	10.5	10.5		<p>The minimum podium height in the Draft CZBL of 10.5m assumes a higher ground floor height than the Minimum ground floor height of 3.5m identified above.</p> <p>At minimum, this provision should be reduced, and a range should be introduced. Prescribing minimum podium heights through Zoning inherently mandates the inclusion of a podium, limiting architectural variability and creativity across the VMC. To facilitate variety in built form, this minimum requirement should be eliminated.</p>

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Maximum podium height (m)	20	14	14	14		At minimum, a range should be introduced. Like above, prescribing maximum podium heights in a Zoning By-law inherently mandates the inclusion of a podium, limiting architectural variability and creativity across the VMC. To facilitate variety in built form, this requirement should be eliminated.
Minimum tower step back (m)	3	3	3	-		<p>Policy 8.7.17 of the VMC SP states that towers shall be set back from the edges of podiums. This policy does not prescribe minimum step backs.</p> <p>The CZBL provides strict minimum design parameters to abide by, which limits variety, flexibility and architectural creativity in terms of design, all while mandating the podium/tower design relationship.</p> <p>Ranges should be introduced, or these zoning provisions should be eliminated altogether.</p>
Minimum residential tower separation (m)	25	25	25	-		<p>This CZBL provision provides strict minimum design parameters to abide by, which limits variety, flexibility and architectural creativity in terms of design.</p> <p>Where the VMC SP includes the word 'generally', this flexibility has been removed. While 25.0m is understood as a best practice, this minimum tower separation distance is better served as a guideline present in the VMC Urban Design Guidelines.</p>
Minimum residential tower setback from any rear lot line and interior side lot line (m)	12.5	12.5	12.5	-		<p>This CZBL provision provides strict minimum design parameters to abide by, which limits variety, flexibility and architectural creativity in terms of design.</p> <p>A policy pertaining to this is non-existent in the VMC SP. A prescription such as this is better served as a guideline present in the VMC Urban Design Guidelines.</p>
Minimum office tower separation (m)	20	20	20	20		<p>This CZBL provision provides strict minimum design parameters to abide by, which limits variety, flexibility and architectural creativity in terms of design.</p> <p>This Zoning provisions contradicts Policy 8.7.18 of the VMC SP which states that the distance between the facing walls of a residential tower and an office tower may be</p>

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						reduced to a minimum of 20 metres, subject to appropriate site and building design. Lesser separation distances between office towers may be permitted. By applying a minimum separation distance between office towers, this CZBL provision appears to contradict this VMC SP policy.
Minimum office tower setback from a rear lot line or interior side lot line (m)	10	10	10	10		<p>This CZBL provision provides strict minimum design parameters to abide by, which limits variety, flexibility and architectural creativity in terms of design.</p> <p>A policy pertaining to this is non-existent in the VMC SP. A prescription such as this is better served as a guideline present in the VMC Urban Design Guidelines.</p>
Maximum residential tower floor plate (m²)	750	750	750	-		<p>This CZBL provision provides strict minimum design parameters to abide by, which limits variety, flexibility and architectural creativity in terms of design.</p> <p>Further, by prescribing podium and tower relationships, as well as mandating minimum stepback and separation distance requirements, as well as floor plate maximums, City of Vaughan is inherently requesting uniformity in VMC built form, limiting the ability to creatively and organically develop a downtown which responds to market conditions at any given time.</p> <p>Approvals have been granted for larger tower floor plate sizes in the VMC to date. The provisions in the Draft CZBL should reflect this approved built-form.</p>
Active Use Frontage Requirements						
Active Use Frontage (Required) and Active Use Frontage (Convertible)	Applicable where shown on Schedule B-1 and in accordance with Section 4.2.					IBI Group recommends that these provisions be removed as they are already implemented through the VMC SP. If they should be kept in the Draft CZBL, please include a range to offer some flexibility.
Landscape Requirements						
Minimum landscape strip on any interior side lot line or rear lot line abutting the V3 Zone (width in m)	3	-	-	3		Please ensure that the minimum landscape strip requirements are consistent with the minimum yard requirements. As it stands, the landscape requirements are greater than the minimum yard requirements.

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						According to Section 4.2.3 of the VMC UDG, "At minimum, the landscape area should generally be 2m wide; however, a minimum of 3m wide is highly encouraged in order to allow for sufficient space for large trees." This CZBL deviates from the range afforded through this guideline and seeks to mandate a recommended guideline in a prescriptive zoning by-law.
Minimum landscape strip along an interior side lot line or rear lot line abutting an Open Space Zone (width in m)	3	3	3	3		Please refer to above.
Minimum landscape strip abutting a street line (width in m)	3	3	3	3		Please refer to above.
Additional requirements to Table 10-3:						
(1) This requirement shall not apply to an above grade parking structure						
(2) The minimum exterior side yard shall be 3.5 m where the exterior side yard abuts a walkway, greenway, or stormwater management facility.						Please provide clarification on why the 3.5 m side yard deviates from the exterior yard provisions above. Please provide clarification on what is considered a walkway/greenway, as no side yard should be required for urban mews/pedestrian walkways, urban squares, POPS, etc. as required by the VMC SP.
(3) Urban squares, driveways, and walkways shall be permitted within the build-to-line, provided the cumulative total does not exceed 25% of the total build-to line requirement.						Urban Square areas, driveways, and walkways are largely prescribed by the VMC SP, and or negotiated through the detail design process. Placement of Urban Squares, especially on corners, would largely conflict the build-to-lines requirements listed above.
(4) Where lands are subject to the active use frontage (convertible) or active use frontage (required) as shown on Schedule B-1, the minimum ground floor height requirement shall be in accordance with Section 4.2.						<p>IBI Group recommends that these provisions be removed as they are already implemented through the VMC SP.</p> <p>If maintained, IBI Group recommends that a range of 3.3m to 5.0m be provided here to allow for flexibility depending on the use.</p>
(5) No minimum lot frontage shall be required in an OS Zone where the principal use is a passive recreation use or any other use operated by a public authority						

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Other Draft CZBL Provisions

#	Regulation	Comments
4.2	<p>Active Use Frontages in the Vaughan Metropolitan Centre</p> <p>7. A minimum of 70% of the ground floor frontage that is shown on Schedule B-1 as being subject to the active use frontage (required) shall consist of one or more of the following uses:</p> <ul style="list-style-type: none"> a. Business service; b. Clinic; c. Community facility; d. Personal service; e. Restaurant; and, f. Retail. 	<p>CZBL removes flexibility.</p> <p>Elimination of "unless it can be demonstrated that there are functional or operational constraints that warrant relief from this requirement as determined through the development approval process", which is stated in Policy 8.6.1 of the VMC SP.</p> <p>Please ensure this is reflected in the provision, as it lacks the same flexibility afforded by the policy document guiding land use and development in the VMC.</p>
	8. The minimum number of building entrances shall be 1 per 30.0 m of a main wall facing a street line that is shown on Schedule B-1 as being subject to the active use frontage (required).	<p>This provision does not provide for any flexibility and as above, seeks to prescribe design parameters associated with the ground floor. Should a large format retail store or grocery store in the podium of a building be presented, this provision mandates that several entrances will be required spanning the frontage, prescribing design criteria and limiting flexibility.</p>
	9. Notwithstanding the minimum ground floor height of the applicable zone, the minimum ground floor height shall be 5.0 m for any portion of a main wall facing a street line that is shown on Schedule B-1 as being subject to the active use frontage (required) or active use frontage (convertible).	<p>Policy 8.6.3 of the VMC SP states that "For frontages identified on Schedule H where retail, service commercial or public uses are required or recommended on the ground floor of buildings, ground floor heights generally shall be a minimum of 5 metres floor to floor, and windows shall correspond appropriately to the height of ground floors".</p> <p>Please ensure this is reflected in the provision, as it lacks the same flexibility afforded by the policy document guiding land use and development in the VMC. It is recommended that a range be</p>

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		provided for a minimum ground floor height, if not eliminated, depending on the use.
Table 4-1	Permitted Encroachments into Required Yards	These are several features that are excluded from this list and should be added. These include: Public art, signage, fencing, sills, belt courses, cornices, canopies, stairs, architectural features, and decks.
5.15.2	Below-grade Parking Structures 1. A below-grade parking structure shall be permitted to encroach into any required yard.	
	2. The minimum setback of a below-grade parking structure shall be subject to the following requirements: a. The minimum setback from a street line shall be 1.8 m; and, b. The minimum setback from an interior side lot line or rear lot line shall be 0.0 m.	Given the high ground water levels in certain areas of the VMC, it is recommended that the minimum setback be 0.0 m from a street line in order to maximize the buildable areas of underground garages, and assist with depth issues.
	3. Notwithstanding any other requirement of this By-law, an accessory building or structure that is incidental to a below-grade parking structure, such as air ventilation or an access staircase, shall be permitted anywhere on the same lot as the parking structure is located, subject to the following requirements: a. The accessory building or structure shall not be located in a minimum required front yard or exterior side yard. b. The accessory building or structure shall have a minimum setback of 3.0 m from any lot line.	Ventilation grates associated with the underground parking garage are derived from mechanical infrastructure locations, and should not be prescribed through the Zoning By-law. These should be able to encroach into the minimum setback up to 0.0 m from the lot line.
Definition	Gross Floor Area: Means the aggregate of the floor areas of all storeys of a building measured from the outside of the exterior walls, but excluding any basement, attic, mechanical room, electrical room, mechanical penthouse, elevator, elevator shaft, refuse chute, escalators, bicycle parking space, loading space, a dedicated waste storage area, any portion of a garage or parking structure located above or below grade, or any minimum amenity area required by this By-law.	Policy 8.1.1 of the VMC SP states that 10,000 square metres of gross floor area devoted to office uses on lots in the Station Precinct may be excluded from the density calculation where the development contains a minimum of 10,000 square metres of office uses per lot. There is no mention of this 10,000 square metres exclusion. Please ensure this is included.
5.15.1	Above-grade Parking Structures Any portion of a parking structure located above established grade shall be subject to the minimum lot and building requirements of the zone in which the lot is located.	There is no mention of a deduction of height in this CZBL provision. The VMC SP states that "Where two or more levels of underground parking are provided for a residential, office or mixed-use building, two levels of above-grade

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		<p>parking integrated within the podium of the building may be excluded from the calculation of the total height of the building, and the GFA of the parking area may be excluded from the calculation of the total density of the building”.</p> <p>Please ensure this is reflected in the CZBL.</p>
4.8	<p>Notwithstanding any other provision of this By-law, the following uses shall be located a minimum distance of 14.0 m from any lot line abutting a highway corridor:</p> <ol style="list-style-type: none"> 1. Any building or structure; 2. Any part of a minimum required parking area or loading area, including any minimum required parking space, loading space, stacking space, bicycle parking space, and any associated aisle or driveway; 3. A minimum required amenity area; and, 4. A stormwater management facility. 	<p>The corresponding policy in the VMC SP (i.e. Policy 8.1.13) is currently under appeal. This CZBL provision is therefore more stringent than the VMC SP.</p>
4.3.1	<ol style="list-style-type: none"> 1. A minimum amenity area shall be required for the following dwelling types: <ol style="list-style-type: none"> a. Apartment dwelling; b. Block townhouse dwelling; c. Multiple-unit townhouse dwelling; and, d. Podium townhouse dwelling. 2. Any required amenity area shall be located on the same lot as the dwelling to which the amenity area is required by this section. 	
4.3.2	<p>Minimum Required Amenity Area</p> <ol style="list-style-type: none"> 1. For a block townhouse dwelling, the minimum amenity area requirement shall be 10.0 m² per dwelling unit. 2. For a multiple-unit townhouse dwelling and podium townhouse dwelling, the minimum amenity area requirement shall be 10.0 m² for the first eight dwelling units, and an additional 8.0 m² of amenity area shall be required for each additional dwelling unit. 3. For an apartment dwelling, the minimum amenity area requirement shall be 8.0 m² per dwelling unit for the first eight dwelling units, and an additional 5.0 m² of amenity area per dwelling unit shall be required for each additional dwelling unit. 	<p>This provision is too stringent and too far removed from market conditions, as well as requirements in other proximate municipalities such as Toronto and Mississauga. In the current by-law amenity area can be an exclusive area that is accessible by an individual dwelling unit, such as a rooftop terrace or balcony. The CZBL states that an amenity area shall not include an exclusive area that is only accessible by an individual dwelling unit, thereby limiting the amount of land available for development, and limiting the density in order to appropriately respond to amenity area requirements.</p>

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4.3.3	<p>1. Where a minimum amenity area is required in accordance with this section, a portion of the amenity area shall be located outdoors, and not within any enclosed building or structure, in accordance with the following:</p> <p>a. For a block townhouse dwelling or multiple-unit townhouse dwelling, the minimum outdoor amenity area requirement shall be 50% of the total required amenity area.</p> <p>b. For an apartment dwelling, apartment dwelling units or podium townhouse dwelling units, the minimum outdoor amenity area requirement shall be the provision of at least one contiguous outdoor area of 55.0 m² located at grade.</p> <p>c. A maximum of 20% of the required minimum outdoor amenity area shall consist of amenity area located on a rooftop or terrace.</p> <p>2. Where any outdoor amenity area is required in accordance with this section, at least 50% of the minimum required outdoor amenity area shall be aggregated into contiguous areas of at least 55.0 m².</p> <p>3. Where any outdoor amenity area is provided at grade, it shall be included in satisfying any applicable minimum landscaped open space requirements of this By-law.</p>	<p>As it stands, the CZBL does not provide any caps for outdoor amenity area for a block townhouse dwelling or multiple-unit townhouse dwelling. The provision states that the minimum outdoor amenity area requirement shall be 50% of the total required amenity area for these uses. The way this provision is written at the moment, large block townhouse or multiple-unit townhouse dwelling developments would need to provide a significant amount of outdoor amenity area. This could be a significant deterrent to building this typology of housing, which is critical for the provision of missing middle housing, as this would significantly limit the amount of land area available. It is recommended that the CZBL only provide a minimum amenity area to be provided outside for these uses. As it stands, these provisions create obstacles to providing this form of housing, which ultimately is permitted through the VMC SP, and required to ensure variability and choice in housing stock.</p>
Definition	<p>Amenity Area: Means an indoor or outdoor communal space designed and maintained for active recreational uses or passive recreational uses for residents of a dwelling or building with residential uses, and shall include a breezeway. An amenity area shall not include an exclusive area that is only accessible by an individual dwelling unit.</p>	<p>In By-law 1-88, amenity area can be an exclusive area that is accessible by an individual dwelling unit. The CZBL states that an amenity area shall not include an exclusive area that is only accessible by an individual dwelling unit.</p> <p>This definition is too stringent and too far removed from market conditions, as well as requirements in other proximate municipalities such as Toronto and Mississauga. It is strongly recommended that this definition be revised to allow for amenity areas to include exclusive use areas, that are only accessible to individual dwelling</p>

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		units, such as balconies and rooftop terraces.
5.12	<p>Outdoor Patio</p> <p>1. An outdoor patio shall only be permitted as an accessory use to a restaurant use and only where an outdoor patio is expressly permitted by this By-law.</p> <p>2. An outdoor patio shall be provided in accordance with the required setbacks for the principal building as indicated in the zone, except in accordance with the permitted encroachments of this By-law.</p> <p>3. The total area of the outdoor patio shall not exceed 40% of the gross floor area of the principal use to which the outdoor patio is accessory.</p> <p>4. An outdoor patio located at grade and with direct access from the first storey of a building shall be located a minimum distance of 30.0 m from any lot line abutting a Residential Zone, Open Space Zone or Institutional Zone.</p> <p>5. An outdoor patio located above the first storey of a building shall be located a minimum distance of 40.0 m from any lot line abutting a Residential Zone, Open Space Zone or Institutional Zone. For the purpose of this provision, the minimum distance shall be measured horizontally from the nearest part of the outdoor patio to the nearest lot line abutting a Residential Zone, Open Space Zone, or Institutional Zone.</p>	<p>With the COVID-19 Pandemic shedding light on the importance and need for flexible patio provisions and use, the outdoor patio provisions of 5.12 are too stringent.</p> <p>To help promote the feasibility of restaurant uses, it is recommended that the total area of the outdoor patio can be greater than 40% of the gross floor area of the principal use to which the outdoor patio is accessory, as well as allow for the patios to encroach into the setback of 0.0m.</p>
Table 10-2: Permitted Uses	Multiple townhouse dwelling units Schools	<p>Multiple townhouse dwelling units should be permitted within all VMC zones. Under the Draft CZBL they are only permitted in the V3 zone.</p> <p>Schools should be permitted within all VMC Zones, including the V4 Zone, in order for the Draft CZBL to be consistent with Schedule E and Policy 3.4.</p>
Additional requirements to Table 10-2	4. Apartment dwellings shall not be permitted within the ground floor frontage, except that a maximum of 15% of the ground floor frontage may be used for lobby or other common areas associated with the apartment dwelling.	Developments in the VMC have been approved which permit at-grade apartment dwellings. This provision should be removed.
Additional requirements to Table 10-2	5. This use shall only be permitted in the ground floor frontage and the total gross floor area shall not exceed 10% of the gross floor area of all uses on the lot.	This provision is too restrictive and limits the potential tenants who may want to operate businesses on the ground floor of these buildings.

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Notable policies within the VMC SP that are missing from the Draft CZBL include but are not limited to:

VMC SP Policy	Comments
Policy 8.1.1, which states that "... 10,000 square metres of gross floor area devoted to office uses on lots in the Station Precinct may be excluded from the density calculation where the development contains a minimum of 10,000 square metres of office uses per lot...";	There is no mention of the exclusion of 10,000 square metres of office uses being allowed from the density calculation if the development contains a minimum of 10,000 square metres of office uses in the by-law.
Policy 8.1.17, which states that "The land area to be used for the calculation of the area of the lot for the purposes of calculating permitted density, shall include the land used for buildings, private landscaped open space, off-street parking and servicing areas, new City streets, City street widenings/extensions and mews, but excluding street widenings and land areas which are encumbered by a sub-surface transit easement that are being acquired by a public authority through expropriation or acquisition for compensation. The land area for the calculation of permitted density shall exclude land for public parks and other public infrastructure."	There should be consistency between the CZBL and the VMC SP for how the land area to be used for the calculation of the area of the lot for the purposes of calculating permitted density is calculated.
Policy 8.1.18, which states that "Notwithstanding Policy 8.1.16, where no compensation is taken for the use of a sub-surface transit easement, any lands that are encumbered by that sub-surface transit easement may be used for the calculation of density to the adjacent blocks regardless of the proposed land use designation."	There should be consistency between the CZBL and the VMC SP for how density is calculated.
Policy 8.1.19, which states that "The calculation of gross floor area shall not include the floor area of underground and above-ground structured parking, bicycle parking and public transit uses, such as subway entrances and bus terminals. In addition, as per Policy 8.1.1, 10,000 square metres of gross floor area devoted to office uses on lots in the Station Precinct may be excluded from the density calculation where the development contains a minimum of 10,000 square metres of office uses per lot."	There is no mention of the exclusion of 10,000 square metres of office uses being allowed from the density calculation if the development contains a minimum of 10,000 square metres of office uses in the by-law.
Policy 8.1.21, which states that "Notwithstanding Policy 8.1.15, office developments with a lower density than the minimums set out in Schedule I may be permitted in the South Precinct and portions of the East and West Employment Precincts outside the Urban Growth Centre, as defined in Schedule A, provided it has been demonstrated in a Development Concept Report, to the satisfaction of the City, that the minimum density can be achieved on the block with future phases of development."	There are no provisions in the CZBL that would allow for the office developments with a lower density to be permitted. There should be consistency.
Policy 8.1.24, which states that "Unused height and/or density of one site (the donor site) may be transferred to another site (the receiver site)..." (subject to certain conditions);	There are no provisions in the CZBL that would allow for the additional height and/or density permitted through this policy.
Policy 8.7.11, which states that "...Where a maximum height of 10 storeys is identified, buildings up to 15 storeys	There are no provisions in the CZBL which allow for this additional height on properties that front arterial streets. A

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<p><i>may be permitted on properties fronting arterial streets, major or minor collector streets, a Neighbourhood Park or a Public Square identified in Schedule D...";</i></p>	<p>Zoning By-law Amendment should not be required for developments that meet the criteria for additional height listed in Policy 8.7.11.</p>
<p><i>Policy 8.7.12, which states that "... Notwithstanding Schedule I, where the maximum permitted height of a building is 25 or more storeys, individual towers within a city block may exceed this limit by up to 7 storeys where an adjacent tower subject to the same rezoning application and located on the same city block has a correspondingly lower height. For example, on a block where the maximum permitted height in Schedule I is 30 storeys, a tower of 37 storeys and an adjacent tower of 23 storeys may be permitted. In such cases, density shall be calculated on the basis of the land area for all buildings involved in the height exchange, and the City may require technical studies demonstrating that the taller building will have acceptable impacts. This exchange of height shall not trigger Section 37 requirements."</i></p>	<p>There are no provisions in the CZBL which allow for this additional height on properties that front arterial streets. A Zoning By-law Amendment should not be required for developments that meet the criteria for additional height listed in Policy 8.7.12.</p>



**WESTON
CONSULTING**

planning + urban design

Communication : C 52
Committee of the Whole (2)
June 8, 2021
Item # 8

City of Vaughan
Office of the City Clerk
2141 Major Mackenzie Dr.
Vaughan, ON
L6A 1T1

October 29, 2020
File 8502

Attn: City Clerk

**Re: City-Wide Comprehensive Zoning By-law
Committee of the Whole (Public Meeting)
2338 Major Mackenzie Drive West, Vaughan**

Weston Consulting is the planning consultant representing 2338 Major Mackenzie Inc., the owner of the property municipally known as 2338 Major Mackenzie Drive West (herein referred to as the "subject property") in the City of Vaughan, within the community of Maple. We have reviewed the third draft of the City-wide Comprehensive Zoning By-law (the "CZBL") and are pleased to provide the enclosed comments on behalf of the landowner.

The subject property is currently zoned "*Restricted Commercial Zone (C1)*" under the in-force City of Vaughan Zoning By-law 1-88 and is subject to site-specific Exception 9(356) and Schedule E-370. Site-specific Exception 9(356) permits various site-specific uses and the following site-specific standards:

- Minimum Landscape Strip abutting a public street (Major Mackenzie Drive) shall be 1.1 m;
- 1.8 m high maintenance privacy fence shall be provided along the northerly property line;
- Minimum interior side yard setback (west) to institutional use – 6.4 m;
- Minimum front yard setback (Major Mackenzie Drive) – 3.8 m;
- Minimum of 83 parking spaces for all uses;
- An outdoor patio may be permitted to be located between a building and residential zone (on the south side of Major Mackenzie Drive); and,
- The calculation of gross floor area shall include the existing 269 m² mezzanine.

The purpose of this letter is to confirm that, through the implementation of the CZBL, the site-specific exceptions, as they relate to the current Commercial zoning of the property, do not preclude any future applications on the subject property.

Upon review of the third draft of the CZBL, the subject property is proposed to be zoned as "*Main Street Mixed-Use – Maple Zone (MMS-196)*" and is subject to Site-Specific Exception 196. It is recognized that most permitted uses and all site-specific provisions have been captured under Exception 196 of the draft CZBL, recognizing that a Photography Studio has been incorporated under Personal Service Shops and that Video Store appears to have been phased out as these

establishments are now mostly obsolete. Furthermore, we acknowledge that the proposed CZBL introduces residential uses as permitted uses on the subject property in order to achieve a mixed-use corridor along this portion of Major Mackenzie Drive West.

Notwithstanding the draft CZBL, applications for an Official Plan Amendment and Zoning By-law Amendment were made to permit 83 stacked townhouse units and 321 m² of commercial space. It is noted that this proposed mixed-use redevelopment of the site is generally consistent with the proposed new zoning for the site under the draft CZBL. However, we are also aware that the third draft of the CZBL contains transition provisions in Section 1.6.3 for in-process planning applications, that would be applicable to the subject property given the intention to file site-specific development applications.

We understand that the intent of the transition provisions of Section 1.6.3 is to allow for various active planning applications to proceed without having to comply with the CZBL. Upon the submission and approval of the forthcoming Zoning By-law Amendment application, it is our request that the site-specific zoning be implemented for the site through a consolidation of the CZBL once the final form of the site-specific zoning by-law is approved.

In summary, we support the proposed zoning category of MMS-196 for the subject property as set forth by the current draft of the CZBL. We reserve the right to provide further comments as part of the ongoing City-wide Comprehensive Zoning By-law Review process as it relates to this matter, and request that this correspondence be added to the public record for the Statutory Public Meeting received on October 29, 2020.

We intend to continue to monitor the City-wide Comprehensive Zoning By-law Review process on behalf of our client on an ongoing basis, and request to be notified of any future reports, meetings and decisions regarding the CZBL.

Thank you for the opportunity to provide these comments. Please contact the undersigned at extension 245 should you have any questions regarding this submission.

Yours Truly,

Weston Consulting

Per:



Sandra K. Patano, BES, MES, MCIP, RPP
Associate

c. Nick Spensieri, Deputy City Manager, Infrastructure Development
Brandon Correia, Manager of Special Projects
2338 Major Mackenzie Drive Inc., Client

City of Vaughan City-wide Comprehensive Zoning By-law Review Public Comment-Response Matrix							
Communication Number	Date	Subject Property Address (If Applicable)	Name of Organization, Agency, Consultant or Landowner	First Name	Last Name	Description of Comment	City Response to Comment
C1	10/28/2020	6701 Highway 7	Larkin + Land Use Planners Inc.	Michele	Freethy	Zone Standards	1. The subject land is located at 6701 Highway 7. 2. The submission is requesting reconsideration of the proposed zoning for the subject land that would impact interior and exterior yard setbacks. 3. Staff have reviewed this request. At this time, staff confirms receipt of the submission as it relates to Application Nos. Z.16.028 and DA.18.089, which are understood to not be associated with the City-wide Comprehensive Zoning By-law Review.
C10	10/26/2020	1118 Centre Street and 1136 Centre Street	Davies Howe	Mark	Flowers	Site-specific Exception	1. The subject lands are located at 1118 and 1136 Centre Street. 2. The submission requests consideration of the VOP 2010 designation including the range of permitted uses, heights and densities. 3. The Project Team acknowledge this comment. As these lands have not been considered for pre-zoning, the implementation policies of the VOP 2010 allow for a zoning by-law to be more restrictive than the Official Plan. Staff would expect the benefit of a site specific development application, detailed design and public consultation process for the full range of uses provided within various VOP 2010 land use designations.
C10	10/26/2020	1118 Centre Street and 1136 Centre Street	Davies Howe	Mark	Flowers	Official Plan Conformity	1. The subject lands are located at 1118 and 1136 Centre Street. 2. The submission notes current LPAT appeals. 3. The Project Team acknowledge this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City’s intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.
C11	10/29/2020	3812 Major Mackenzie Dr		Ronald	Basso	Proposed Zoning	1. The subject land is located at 3812 Major Mackenzie Drive. 2. The submission is requesting reconsideration of the subject land proposed zoning. 3. Staff have reviewed this request. At this time, staff confirms receipt of the submission as it relates to Application Nos. Z.08.039 and 19T-14V001, which are understood to not be associated with the City-wide Comprehensive Zoning By-law Review.

C11	10/29/2020	3812 Major Mackenzie Dr		Ronald	Basso	Site-specific Exception	1. The subject land is located at 3812 Major Mackenzie Drive. 2. The submission is requesting that high density development not be permitted. 3. Staff have reviewed this request. At this time, staff confirms receipt of the submission as it relates to Application Nos. Z.08.039 and 19T-14V001, which are understood to not be associated with the City-wide Comprehensive Zoning By-law Review.
C12	10/26/2020	2966 and 2986 Highway 7 West	Malone Given Parsons	Jack	Wong	Proposed Zoning	1. The subject lands are located at 2966 and 2986 Highway 7 West. 2. The submission requests review of the applicable zones and zone lines as a result of the approved Black Creek EA. 3. The Project Team acknowledges this comment. Mapping will first be updated and reflected through the Secondary Plan Update, prior to updating the zoning by-law further. The proposed zone aligns with VOP 2010.
C13	10/26/2020	2938 Highway 7 West	Malone Given Parsons	Jack	Wong	Mapping	1. The subject lands are located at 2938 Highway 7 West 2. The submission requests review of the applicable zone lines as a result of the approved Black Creek EA. 3. The Project Team acknowledges this comment. Mapping will first be updated and reflected through the Secondary Plan Update, prior to updating the zoning by-law further.
C14	10/23/2020	7575 & 7577 Keele Street	EMC Group Limited	Kevin	Ayala Diaz	Official Plan Conformity	1. The subject lands are located at 7575 and 7577 Keele Street 2. The submission is requesting Official Plan conformity to permit low-rise mixed use on the subject lands. 3. Staff have reviewed this request. At this time, staff remain supportive of the General Commercial (GC) Zone that is proposed under the Draft Zoning By-law for the subject lands. The Project Team do not recommend rezoning the property Low-rise Mixed Use (LMU) Zone as requested.
C14	10/23/2020	7575 & 7577 Keele Street	EMC Group Limited	Kevin	Ayala Diaz	Transition	1. The subject lands are located at 7577 Keele Street. 2. The submission shares concerns regarding the 2-year moratorium. 3. The Project Team acknowledge this comment. The City is of the opinion that Section 26(9) of the Planning Act does not apply to the Comprehensive Zoning By-law Review because it has not occurred within three years of VOP 2010 coming into effect. The same, therefore, applies to Section 34(10.0.0.1), which means that a two year limitation on amendments to the City's Comprehensive Zoning By-law will not take effect with its passing.
C15	10/26/2020	10-20 Gatineau Drive	Overland LLP	Christopher	Tanzola	Editorial or Clerical Correction	1. The subject land is located between 10 - 20 Gatineau Drive 2. The submission is requesting data be updated to reflect accurate addressing. 3. Site-specific Exception (1068) has been updated with the correct municipal address in accordance with the submission.
C15	10/26/2020	10-20 Gatineau Drive	Overland LLP	Christopher	Tanzola	Transition	1. The subject lands are located at 10-20 Gatineau Drive. 2. The submission requests clarity on the proposed transition provisions. 3. Staff have reviewed this request. At this time, staff note that the proposed transition provisions have been developed to establish a clear, effective transition framework for developments that are at various stages of the planning process. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.
C15	10/26/2020	10-20 Gatineau Drive	Overland LLP	Christopher	Tanzola	Site-specific Exception	1. The subject land is located between 10 - 20 Gatineau Drive 2. The submission notes that the permissions and performance standards of Exception 1068 have been carried forward appropriately, but, in the opinion of the submission, is carrying forward an outdated policy framework. 3. The Project Team acknowledge this comment. As noted through the submission, the proposed permissions and performance standards of the subject lands are reflective of the of the OMB/LPAT approved zoning. No further changes proposed.

C16	10/23/2020	240 Fenyrose	EMC Group Limited	Kevin	Ayala Diaz	Proposed Zoning	1. The subject lands are located at 240 Fenyrose. Submission requests consideration of the Open Space zone for the portion of lands zoned OS1 under by-law 1-88. 3.The Project Team acknowledge this comment. As a result, the rear portion of 240 Fenyrose is to be zoned Public Open Space (OS1), consistent with the OS1 referenced in chapter 14.
C17	10/26/2020	4900 King Vaughan Road	Barbir and Associates	Draga	Barbir	Proposed Zoning	1. The subject land is located at 4900 King Vaughan Road. 2. The submission is requesting reconsideration of the proposed zoning and exemption for potential of additional lot creation for the subject land. 3. Staff have reviewed this request. At this time, staff remain supportive of the Agricultural (A) Zone that is proposed under the Draft Zoning By-law for the subject lands. The Project Team do not recommend applying an exception zone to the subject lands as requested.
C18	10/26/2020	south side of Gatineau Dr., east of New Westminster Dr., and north of 784 Centre St.	Overland LLP	Christopher	Tanzola	Editorial or Clerical Correction	1. The subject lands are located on the south side of Gatineau Dr., east of New Westminster Dr., and north of 784 Centre St. 2. The submission requests additional clarity respecting the municipal address (database generated) 3. The Project Team acknowledge this comment. As noted through the submission, the municipal addresses applicable to the subject lands has been revised on the Site-specific Exception (1068).
C18	10/26/2020	south side of Gatineau Dr., east of New Westminster Dr., and north of 784 Centre St.	Overland LLP	Christopher	Tanzola	Land Use Permissions	1. The subject lands are located on the south side of Gatineau Dr., east of New Westminster Dr., and north of 784 Centre St. 2. The submission requests consideration for additional permissions for the balance of undeveloped lands (other than parcel A). 3. The Project Team acknowledge this comment. As noted through the submission, the uses permitted under the site-specific exception have been clarified. Additional permissions are anticipated to be considered following the outcome of detailed Secondary Planning process outcomes.
C18	10/26/2020	south side of Gatineau Dr., east of New Westminster Dr., and north of 784 Centre St.	Overland LLP	Christopher	Tanzola	Zone Standards	1. The subject land is located at the south side of Gatineau Drive, east of New Westminster Drive and north of 784 Centre Street. 2. The submission is requesting reconsideration of the zone standards for the proposed subject land. 3. Staff have reviewed this request. At this time, staff remain supportive of the zone standards proposed for the subject land and as established by the site-specific exception.
C18	10/26/2020	south side of Gatineau Dr., east of New Westminster Dr., and north of 784 Centre St.	Overland LLP	Christopher	Tanzola	Transition	1. The subject land is located at the south side of Gatineau Drive, east of New Westminster Drive and north of 784 Centre Street. 2. The submission is regarding proposed transition provisions. 3. Staff have reviewed this request. At this time, staff note that the proposed transition provisions have been developed to establish a clear, effective transition framework for developments that are at various stages of the planning process. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated.

C19	10/26/2020	12355 Mill Road	Barbir and Associates	Draga	Barbir	Site-specific Exception	<p>1. The subject land is located at 12355 Mill Road.</p> <p>2. The submission is requesting a site specific exception.</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the Agricultural (A) Zone that is proposed under the Draft Zoning By-law for the subject lands. The Project Team do not recommend applying a site-specific exception to the subject lands as requested, as a site-specific exception does not currently apply to the subject lands.</p>
C2	10/13/2020	9600 Highway 27	Barbir and Associates	Draga	Barbir	Proposed Zoning	<p>1. The subject land is located 9600 Highway 7.</p> <p>2. The submission is requesting reconsideration of proposed zoning for the subject land.</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the proposed zoning under the Draft Zoning By-law for the subject lands. The Project Team do not recommend rezoning the subject lands at this time as this does not conform to the Natural Area land use designation of the 2010 VOP.</p>
C20	10/26/2020	9650 Highway 27	Barbir and Associates	Draga		Proposed Zoning	<p>1. The subject land is located at 9650 Highway 27.</p> <p>2. The submission is requesting reconsideration of proposed zoning for the subject land.</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the proposed zoning under the Draft Zoning By-law for the subject lands. The Project Team do not recommend rezoning the subject lands at this time as this does not conform to the Natural Area land use designation of the 2010 VOP.</p>
C21	10/26/2020	3660 Rutherford Rd	Humphries Planning Group Inc.	Rosemarie	Humphries	Transition	<p>1. The subject lands are located at 3660 Rutherford Road.</p> <p>2. Submission requests deferral on a zoning decision until the outcome of PL130754 has been determined.</p> <p>3.The Project Team acknowledge this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion.</p>
C22	10/26/2020	south-east corner of Weston Rd. and Retreat Blvd.	Humphries Planning Group Inc.	Rosemarie	Humphries	Transition	<p>1. The subject lands are located on the south-east corner of Weston Rd. and Retreat Boulevard.</p> <p>2. The submission requests deferral of any zoning by-law until the conclusion of the LPAT process.</p> <p>3. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>

C23	10/26/2020	20 Lloyd Street, 241 Wycliff Avenue, 737 & 757 Clarence Street	Davies Howe	Mark	Flowers	Transition	1. The subject lands are located at 20 Lloyd Street, 241 Wycliff Avenue, 737 & 757 Clarence Street. 2. Request to exclude lands from City-wide ZBL due to active applications OP.19.014, Z.19.038, 19T-19V007. 3. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.
C23	10/26/2020	20 Lloyd Street, 241 Wycliff Avenue, 737 & 757 Clarence Street	Davies Howe	Mark	Flowers	Proposed Zoning	1. The subject lands are located at 20 Lloyd Street, 241 Wycliff Avenue and 737 & 757 Clarence Street. 2. The submission is requesting the OS2 zone be changed to reflect the existing residential zoning (R2 within 1-88) 3. The Project Team acknowledge this comment. The proposed zoning as applicable to the southeast portion of the subject lands has been revised upon further review and evaluation by the Project Team.
C24	10/26/2020	140 Northview Boulevard	MHBC	David	McKay	Site-specific Exception	1. Subject lands are located at 140 Northview Boulevard. 2. The submission seeks clarity on permitted uses (1-88 versus the new zoning by-law respecting the home depot, or retail warehouse use existing on the lands). 3. City acknowledges that intent of EM3 zone informing the existing exception to 1-88, and which is referenced in Figure E-1095 should permit the Home-Dept without causing legal non-conformity. Text edited to reflect on site specific basis (14.674).
C24	10/26/2020	140 Northview Boulevard	MHBC	David	McKay	Land Use Permissions	1. Subject lands are located at 140 Northview Boulevard. 2. The submission seeks clarity on permitted uses (1-88 versus the new zoning by-law respecting the home depot, or retail warehouse use existing on the lands). 3. City acknowledges that intent of EM3 zone informing the existing exception to 1-88, and which is referenced in Figure E-1095 should permit the Home-Dept without causing legal non-conformity. Text edited to reflect on site specific basis (14.674).
C24	10/26/2020	140 Northview Boulevard	MHBC	David	McKay	Zone Standards	1. The subject lands are located at 140 Northview Blvd. 2. The submission requests specific relief for a minimum setback of outside storage abutting a road (20m), 3. The Project Team acknowledge this comment. This provision was not included in the final draft as this setback was not addressed in the amending by-law to 1-88.
C24	10/26/2020	140 Northview Boulevard	MHBC	David	McKay	Official Plan Conformity	1. The subject land is located at 140 Northview Boulevard 2. The submission is requesting reconsideration of Official Plan conformity to reflect the mid-rise mixed use designation. 3. Staff have reviewed this request. At this time, staff remain supportive of the proposed zoning under the Draft Zoning By-law for the subject lands. The Project Team do not recommend rezoning the subject lands.
C25	10/26/2020	55 Cityview Boulevard	MHBC	David	McKay	Site-specific Exception	1. The subject lands are located at 55 Cityview Blvd. 2. The submission requests review of previous approvals to ensure special provisions accurately reflect existing approvals. 3. The Project Team acknowledge this comment. Edits made to 14.865 to ensure previous approvals were accurately carried forward with appropriate schedule references. Minor variances approved prior to January 1, 2015 are not included in the transition provisions.

C25	10/26/2020	55 Cityview Boulevard	MHBC	David	McKay	Editorial or Clerical Correction	<p>1. The subject land is located at 55 Cityview Boulevard.</p> <p>2. The submission is requesting clarity on how exceptions to 1-88 are carried forward in chapter 14 of the new zoning by-law.</p> <p>3. The Project Team acknowledge this comment. The E-figure has been updated to reflect accurate permissions for 55 Cityview Blvd.</p>
C25	10/26/2020	55 Cityview Boulevard	MHBC	David	McKay	Zone Standards	<p>1. The subject land is located at 55 Cityview Boulevard.</p> <p>2. The submission is requesting review of the site specific exception to ensure clarity and accuracy, including figure references and road references. The submission requests the addition of "notwithstanding" clauses.</p> <p>3. The Project Team acknowledge this comment and have reviewed the site specific exception in accordance with the submission.</p>
C26	10/27/2020	9600 Highway 27	Barbir and Associates	Draga	Barbir	Proposed Zoning	<p>1. The subject land is located at 9600 Highway 27.</p> <p>2. The submission is requesting reconsideration of the proposed zoning for the subject land.</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the proposed zoning under the Draft Zoning By-law for the subject lands. The Project Team do not recommend rezoning the subject lands at this time as this does not conform to the 2010 VOP.</p>
C27	10/27/2020	8849 Regional Road 27	Weston Consulting	Michael	Vani	Site-specific Exception	<p>1. The subject land is located at 8849 Regional Road 27.</p> <p>2. The submission is requesting updated permissions to reflect LPAT approval.</p> <p>3. The Project Team acknowledge this comment and have revised chapter 14 - special provisions as a result</p>
C28	10/27/2020	9867 Highway 27	EMC Group Limited	Nadia	Zuccaro	Mapping	<p>1. The subject land is located at 9867 Highway 27.</p> <p>2. The submission is requesting that the land remain in the 'A' zone.</p> <p>3. Staff have reviewed this request and support the existing agricultural zoning for these lands, which have an existing agricultural use.</p>
C29	10/29/2020	Land within Blocks 11 and 18	Nine-Ten West Limited	Luch	Ognibene	Site-specific Exception	<p>1. The subject land is located within Blocks 11 and 18.</p> <p>2. The submission is requesting revisions to the Carville area Special Provisions to reflect the by-law amendments to 1-88.</p> <p>3. Staff have reviewed this request. Revisions have been made to chapter 14 as a result to implement schedule A4.1, carrying forward appropriate development standards applicable to the subject lands</p>
C29	10/29/2020	Land within Blocks 11 and 18	Nine-Ten West Limited	Luch	Ognibene	General or Specific Use Provisions	<p>1. Lands are located within Blocks 11 and 18.</p> <p>2. The submission requests that a portion of lands be re-zoned to match the abutting properties.</p> <p>3. A zoning by-law amendment application is required to re-zone any portion of property obtained through part-lot or other related processes. The revised zone lines merit site specific review and consideration and are not captured within the scope of the comprehensive zoning by-law review.</p>

C3	10/13/2020	9650 Highway 27	Barbir and Associates	Draga	Barbir	Proposed Zoning	<p>1. The subject land is located at 9650 Highway 27.</p> <p>2. The submission is requesting reconsideration of the proposed zoning for the subject land.</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the proposed zoning under the Draft Zoning By-law for the subject lands. The Project Team do not recommend rezoning the subject lands to Agricultural (A), as requested, as this does not conform to the 2010 VOP.</p>
C30, C31	10/29/2020		Reena, Stakeholder relations	Fred	Winegust	Defined Terms or Definitions	<p>1. The submission applies to various properties across the City.</p> <p>2. The submission seeks clarity among permitted uses in the residential zones.</p> <p>3. The Project Team acknowledge this comment. Definitions have been revised to further align with VOP 2010 and reflect the range of assisted and supportive based housing needs for residents of Vaughan</p>
C30, C31	10/29/2020		Reena, Stakeholder relations	Fred	Winegust	Land Use Permissions	<p>1. The comments respect a variety of properties, speaking to the diversity of housing needs across the City.</p> <p>2. The submission seeks further recognition of various forms of supportive housing programs offered across the City.</p> <p>3. The Project Team acknowledge this comment. A wide range of supportive housing uses are defined by zoning by-law. While you cannot 'people zone', the zoning by-law is permissive to a range of services offered by not for profits and similar organizations. Further alignment with the Vaughan Official Plan Review will provide an opportunity to further standardize language and land use permissions.</p>
C32	10/27/2020	99 Peelar Road	Weston Consulting	Sabrina	Sgotto	Proposed Zoning	<p>1. The Subject lands are within the VMC Secondary Plan area.</p> <p>2. The submission requests review of the applicable zone lines as a result of the approved Black Creek EA.</p> <p>3. The Project Team acknowledges this comment. Mapping will be first updated and reflected through an update to the VMC Secondary Plan, prior to updating the zoning lines through a comprehensive zoning by-law.</p>
C32	10/27/2020	99 Peelar Road	Weston Consulting	Sabrina	Sgotto	Zone Standards	<p>1. The subject property is located at 99 Peelar Road.</p> <p>2. The submission requests review of applicable zone standards for the property</p> <p>3. The Project Team acknowledges this comment. Further updates to zone standards are not supported at this time.</p>
C33	10/27/2020	7551 & 7601 Jane Street	KLM Planning Partners	Maurizio	Rogato	Official Plan Conformity	<p>1. The subject lands are located at 7551 and 7601 Jane Street.</p> <p>2. The submission is requesting the proposed zoning align with the Official Plan designation.</p> <p>3. Staff have reviewed this comment. At this time, staff remain supportive of the proposed zoning framework of the Draft Zoning By-law as it applies to the subject lands and in regards to the VMC Secondary Plan.</p>
C33	10/27/2020	7551 & 7601 Jane Street	Blackthorn Development Corp.	Maurizio	Rogato	Land Use Permissions	<p>1. The subject lands are located at 7551 and 7601 Jane Street.</p> <p>2. The submission is requesting reconsideration of the land use permissions, including height and density, for the proposed subject lands.</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the proposed zoning framework of the Draft Zoning By-law as it applies to the subject lands and in regards to the VMC Secondary Plan.</p>

C34	10/27/2020	3812 Major Mackenzie Dr	Blackthorn Development Corp.	Maurizio	Rogato	Proposed Zoning	<p>1. The subject land is located at 3812 Major Mackenzie Drive.</p> <p>2. The submission is requesting that proposed requirements applicable to the Multiple Residential (RM2) zone requirements for a 45-degree angular plane be removed. The submission also notes additional requirements for podiums, towers relating to height, tower step-back, tower floor plate, tower separation and tower setbacks. In conclusion, the submission notes that these requirements are more appropriately addressed through site plan.</p> <p>3. Staff have reviewed this request and acknowledge this comment. At this time, staff remain supportive of the proposed lot and building requirements.</p>
C34	10/27/2020	3812 Major Mackenzie Dr	Blackthorn Development Corp.	Maurizio	Rogato	Zone Standards	<p>1. The subject land is located at 3812 Major Mackenzie Drive.</p> <p>2. The submission is requesting reconsideration of the zone standards for the proposed subject land.</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the proposed zoning standards that establish certain requirements for lot and building configurations, including angular planes, podium and tower requirements, and minimum and maximum podium heights, among other zoning standards as applicable to the subject lands.</p>
C35	10/27/2020	7141 Highway 50	Blackthorn Development Corp.	Maurizio	Rogato	Official Plan Conformity	<p>1. The subject land is located at 7141 Highway 50.</p> <p>2. The submission is requesting reconsideration of the proposed zoning to ensure Official Plan conformity.</p> <p>3. Staff have reviewed this request. At this time, staff note that per amendment No(s). 153 and 186, the lands have been removed from the Provincial Parkway Belt Plan. However, staff note that Policy 2.2.15 of the 2010 VOP requires an Official Plan Amendment to redesignate lands within the Parkway Belt Plan. On this basis, the staff do not recommend rezoning the subject lands as it would not conform to the 2010 VOP.</p>
C35	10/27/2020	7141 Highway 50	Blackthorn Development Corp.	Maurizio	Rogato	Proposed Zoning	<p>1. The subject land is located at 7141 Highway 50.</p> <p>2. The submission is requesting reconsideration of the zone standards for the proposed subject land.</p> <p>3. Staff have reviewed this request. At this time, staff note that per amendment No(s). 153 and 186, the lands have been removed from the Provincial Parkway Belt Plan. However, the Project Team note that Policy 2.2.15 of the 2010 VOP requires an Official Plan Amendment to redesignate lands within the Parkway Belt Plan. On this basis, the Project Team do not recommend rezoning the subject lands as it would not conform to the 2010 VOP.</p>
C36	10/27/2020	10037 Keele Street	Blackthorn Development Corp.	Maurizio	Rogato	Proposed Zoning	<p>1. The subject land is located at 10037 Keele Street.</p> <p>2. The submission notes general support for the Draft Zoning By-law.</p> <p>3. Staff have reviewed and acknowledge this comment.</p>

C36	10/27/2020	10037 Keele Street	Blackthorn Development Corp.	Maurizio	Rogato	Land Use Permissions	1. The subject land is located at 10037 Keele Street. 2. The submission notes general support for the Draft Zoning By-law. 3. Staff have reviewed and acknowledge this comment.
C38	10/27/2020	1 and 180 Promenade Circle	Liberty Development	Jim	Baird	Proposed Zoning	1. The subject lands are located at 1 and 180 Promenade Circle. 2. The submission requests an update to chapter 14 to reflect phase I development approvals 3. Staff have reviewed and acknowledge this comment. New exceptions have been added to chapter 14 as a result. Pre-zoning of the balance of Promenade Mall is not within the scope of the Comprehensive Zoning By-law Review.
C39	10/27/2020	9785 & 9797 Keele Street	Weston Consulting	Ryan	Guetter	Transition	1. The subject lands are located at 9785 and 9797 Keele Street. 2. The submission notes general understanding for the proposed transition provisions. 3. Staff have reviewed and acknowledge this comment.
C39	10/27/2020	9785 & 9797 Keele Street	Weston Consulting	Ryan	Guetter	Site-specific Exception	1. The subject lands are located at 9785 and 9797 Keele Street. 2. The submission notes general understanding for the exception zone. 3. Staff have reviewed and acknowledge this comment.
C4	10/13/2020	7600 Weston Road	Wood Bull LLP	Johanna	Shapira	Site-specific Exception	1. The subject land is located at 7600 Weston Road. 2. The submission is requesting a review of permitted uses. 3. The Project Team acknowledge this comment. Chapter 14 has been amended respecting retail warehouse and hotel uses.
C4	10/13/2020	7600 Weston Road	Wood Bull LLP	Johanna	Shapira	Land Use Permissions	1. The subject land is located at 7600 Weston Road. 2. The submission is requesting consideration of uses contemplated by VOP 2010 to be included as of right in the GMU zone. 3. The Project Team acknowledge this comment. Staff remain supportive of GMU zone as proposed.
C4	10/13/2020	7600 Weston Road	Wood Bull LLP	Johanna	Shapira	General or Specific Use Provisions	1. The subject land is located at 7600 Weston Road. 2. The submission is requesting "shopping centre" to be recognized in the new zoning by-law. 3. The Project Team acknowledge this comment. Chapter 14 has been amended to reflect permissions of 9(720) of by law 1-88 a.a. Shopping centre as described in letter is permitted in the new GMU mixed use zone. Maximum GFA limits have been proposed in order to conform to VOP 2010.
C4	10/13/2020	7600 Weston Road	Wood Bull LLP	Johanna	Shapira	Zone Standards	1. The subject land is located at 7600 Weston Road. 2. The submission is requesting a review of the new landscape requirements proposed for the subject property. 3. The Project Team acknowledge this comment. Staff remain supportive of the updated zone requirements. Staff also note that the subject exception zone established through Part 14 of the By-law makes specific reference to the previous landscape related provisions.
C40	10/28/2020	7080 Yonge Street	Weston Consulting	Michael	Vani	Site-specific Exception	1. The subject land is located at 7080 Yonge Street. 2. The submission notes specific considerations for 7080 Yonge Street prior to the consideration of pre-zoning. 3.The Project Team acknowledges this comment. Note that the YSCSP area is not being brought forward for pre-zoning until such time as the LPAT is in effect by mean of an LPAT decision.
C41	10/27/2020	9560 & 9570 Keele Street	Weston Consulting	Ryan	Guetter	Site-specific Exception	1. The subject land is located at 9560 & 9570 Keele Street. 2. The submission is requesting review of site specific permissions. 3. Staff have reviewed this request. At this time, staff are supportive of the Draft By-law and do not propose revisions.
C41	10/27/2020	9560 & 9570 Keele Street	Weston Consulting	Ryan	Guetter	Transition	1. The subject lands are located at 9785 and 9797 Keele Street. 2. The submission notes general understanding for the proposed transition provisions. 3. Staff have reviewed and acknowledge this comment.

C42	10/27/2020	8885 Jane Street & 9001 Jane Street	KLM Planning Partners	Roy	Mason	Proposed Zoning	1. The subject lands are located at 8885 & 9001 Jane Street. 2. The submission notes concerns with the proposed zoning. 3. Staff have reviewed this request. At this time, staff remain supportive of the proposed zoning framework of the Draft Zoning By-law as it applies to the subject lands. The Project Team notes that an expansion of uses in the proposed Prestige Employment (EM1) Zone as noted in the submission would not conform to the 2010 VOP.
C42	10/27/2020	8885 Jane Street & 9001 Jane Street	KLM Planning Partners	Roy	Mason	Land Use Permissions	1. The subject lands are located at 8885 & 9001 Jane Street. 2. The submission is requesting increased permissions with the proposed zoning to the subject land to include a motor vehicle shop. 3. Staff have reviewed this request. At this time, staff remain supportive of the proposed zoning framework of the Draft Zoning By-law as it applies to the subject lands. The Project Team notes that an expansion of uses permitted in the proposed Prestige Employment (EM1) Zone would not conform to the 2010 VOP.
C43	10/27/2020	9000 Bathurst Street	Weston Consulting	Martin	Quarcoopome	Site-specific Exception	1. The subject land is located at 9000 Bathurst Street 2. The submission is requesting that the new by-law reflect the LPAT decision respecting the zoning of these lands. 3. The City agrees that the zoning by-law should reflect the LPAT's in effect Order. Chapter 14 has been amended to reflect the most recent approval of lands.
C43	10/27/2020	9000 Bathurst Street	Weston Consulting	Martin	Quarcoopome	Transition	1. The subject land is located at 9000 Bathurst Street 2. The submission is requesting confirmation respecting transition provisions of the new zoning by-law. 3. Staff acknowledge this comment and confirms that transition would apply to the development approvals referred to for 9000 Bathurst. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.
C44	10/28/2020	Vaughan Mills Secondary Plan Landowners Group	Weston Consulting	Mark	Emery	Proposed Zoning	1. The submission represents the Vaughan Mills Secondary Plan Landowners Group. Subject lands are located within areas subject to the Vaughan Mill Centre Secondary Plan. 2. The submission notes that the proposed zoning is Future Development (FD), which permits legally existing uses. The submission requests that site-specific zoning for the subject lands should be established through the Zoning By-law recognizing that there are active LPAT proceedings for the VMCSPP. 3. Staff acknowledge this comment and remain supportive of the proposed Future Development (FD) zoning.
C45	10/28/2020	31 Chicory Gate	Weston Consulting	Tara	Connor	General or Specific Use Provisions	1. The subject land is located at 31 Chicory Gate. 2. The submission is requesting clarity respecting a home based catering of baked goods 3. Staff have reviewed this request and updated the home occupation section to add home based catering. For clarity, a restaurant and, or retail component is not permitted.

C46	10/28/2020	105 & 131 Four Valley Drive	KLM Planning Partners	Roy	Mason	Land Use Permissions	<p>1. The subject lands are located at 105 & 131 Four Valley Drive.</p> <p>2. The submission is requesting confirmation respecting minor variance approvals.</p> <p>3. The Project Team acknowledge this comment. Minor variances are included in the final drafts transition provisions found in section 1.6. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
C46	10/28/2020	105 & 131 Four Valley Drive	KLM Planning Partners	Roy	Mason	Zone Standards	<p>1. The subject lands are located at 105 & 131 Four Valley Drive.</p> <p>2. The submission is requesting further consideration of minor variance approvals and permissions in the employment zones.</p> <p>3. The Project Team acknowledge this comment. Minor variances are subject to transition, found in section 1.6. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
C47	10/27/2020	9770 Highway 27	Weston Consulting	John	Zipay	Transition	<p>1. The subject land is located at 9770 Highway 27.</p> <p>2. The submission notes support for the transition provisions of section 1.6 and exception zones 139 and 175.</p> <p>3. Staff have reviewed the submission and acknowledge support for the proposed transition provisions and exception zones 139 and 175. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
C47	10/27/2020	9770 Highway 27	Weston Consulting	John	Zipay	Proposed Zoning	<p>1. The subject land is located at 9770 Highway 27.</p> <p>2. The submission notes concerns with land use permissions included with the proposed zoning.</p> <p>3. Staff have reviewed this request. At this time, staff notes that an expansion of uses permitted in the proposed Prestige Employment (EM1) Zone would not conform to the 2010 VOP.</p>
C47	10/27/2020	9770 Highway 27	Weston Consulting	John	Zipay	Land Use Permissions	<p>1. The subject land is located at 9770 Highway 27.</p> <p>2. The submission notes concerns with land use permissions included with the proposed zoning.</p> <p>3. Staff have reviewed this request. At this time, staff notes that an expansion of uses permitted in the proposed Prestige Employment (EM1) Zone would not conform to the 2010 VOP.</p>

C48	10/28/2020	1260, 1272, 1282, 1294, 1304 & 1314 Centre Street	Davies Howe	Mark	Flowers	Land Use Permissions	<p>1. The subject lands are located at 260, 1272, 1282, 1294, 1304 & 1314 Centre Street .</p> <p>2. The submission is requesting a review of the applicable zoning for the Centre Street Corridor.</p> <p>3. The Project Team acknowledge this comment. However, the by-law does not pre-zone volume two policies, which would require zoning by-law amendment applications for the full range of uses and built form described.</p>
C48	10/28/2020	1260, 1272, 1282, 1294, 1304 & 1314 Centre Street	Davies Howe	Mark	Flowers	Zone Standards	<p>1. The subject lands are located at 260, 1272, 1282, 1294, 1304 & 1314 Centre Street .</p> <p>2. The submission is requesting that the zoning permissions reflect the policies of Section 12.9 of VOP 2010.</p> <p>3. The Project Team acknowledge this comment. The subject lands are not being considered for pre-zoning through this comprehensive zoning by-law review.</p>
C48	10/28/2020	1260, 1272, 1282, 1294, 1304 & 1314 Centre Street	Davies Howe	Mark	Flowers	Official Plan Conformity	<p>1. The subject lands are located at 260, 1272, 1282, 1294, 1304 & 1314 Centre Street .</p> <p>2. The submission is requesting that the zoning permissions reflect the policies of Section 12.9 of VOP 2010.</p> <p>3. The Project Team acknowledge this comment. The subject lands are not being considered for pre-zoning through this comprehensive zoning by-law review.</p>
C49	10/29/2020	241 Crestwood Road	Reena, Stakeholder relations	Fred	Winegust	Defined Terms or Definitions	<p>1. The subject land is located at 241 Crestwood Road.</p> <p>2. The submission is requesting clarity respecting permissions for a range of supportive housing and respite care uses.</p> <p>3. Staff have reviewed this request. At this time, staff have amended related definitions and have advised that further refinement will require an update to the Vaughan Official Plan. New definition of "Assisted Living Facility" has been added to final draft.</p>
C5	10/9/2020	Clarence Avenue		Sonia	Zorzi	Proposed Zoning	<p>1. The subject land is located on Clarence Avenue</p> <p>2. The submission notes concerns with the proposed zoning.</p> <p>3. Staff have reviewed this request. At this time, staff notes that the focus of the City-wide Comprehensive Zoning By-law Review is to develop a new zoning framework that will implement the 2010 Vaughan Official Plan. However, the Project Team do note the submissions made in opposition to a site-specific development application, and therefore it will be directed to the appropriate City staff.</p>
C50	10/28/2020	1500 Centre Street	Davies Howe	Mark	Flowers	Proposed Zoning	<p>1. The subject lands are located at 1500 Centre Street.</p> <p>2. The submission is requesting that the zoning permissions reflect the policies of Section 12.9 of VOP 2010.</p> <p>3. The Project Team acknowledge this comment. The subject lands are not being considered for pre-zoning through this comprehensive zoning by-law review.</p>
C50	10/28/2020	1500 Centre Street	Davies Howe	Mark	Flowers	Official Plan Conformity	<p>1. The subject lands are located at 1500 Centre Street.</p> <p>2. The submission is requesting that the zoning permissions reflect the policies of Section 12.9 of VOP 2010.</p> <p>3. The Project Team acknowledge this comment. The subject lands are not being considered for pre-zoning through this comprehensive zoning by-law review.</p>
C51	10/28/2020	300 Atkinson Avenue	Weston Consulting	Kevin	Bechard	Proposed Zoning	<p>1. The subject land is located at 300 Atkinson Avenue.</p> <p>2. The submission notes general support for the proposed zoning.</p> <p>3. Staff have reviewed this submission and acknowledge this comment.</p>

C51	10/28/2020	300 Atkinson Avenue	Weston Consulting	Kevin	Bechard	Land Use Permissions	<p>1. The subject land is located at 300 Atkinson Avenue.</p> <p>2. The submission requests further information regarding transition provisions related to action ZBLA applications development applications OP.19.001, Z.19.002, Z.19.028, DA.19.083 and DA.19.081.</p> <p>3. Staff have reviewed this submission. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
C51	10/28/2020	3000 Atkinson Avenue	Weston Consulting	Kevin	Bechard	Transition	<p>1. The subject land is located at 3000 Atkinson Avenue.</p> <p>2. The submission requests confirmation of the interpretation of transition measures within section 1.6 of the by-law.</p> <p>3. The Project Team acknowledge this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law. The City is of the opinion that Section 26(9) of the Planning Act does not apply to the Comprehensive Zoning By-law Review because it has not occurred within three years of VOP 2010 coming into effect. The same, therefore, applies to Section 34(10.0.0.1), which means that a two year limitation on amendments to the City's Comprehensive Zoning By-law will not take effect with its passing.</p>
C53	10/27/2020	7851 Dufferin Street	Humphries Planning Group Inc.	Mark	McConville	Proposed Zoning	<p>1. The subject lands are located at 7851 Dufferin Street.</p> <p>2. The submission requests consideration of rezoning a portion of land on the basis that split zoning is undesired.</p> <p>3. The Project Team acknowledge this comment. The proposed zone lines are reflective of the underlying zoning previously in effect. The consent (B036/15) was subject to a condition of approval requiring that site specific development applications be filed respecting the conveyed lands which cause the split zoning scenario. On this basis, staff support the third draft respecting these lands.</p>
C54	10/27/2020	9929 Keele Street	Weston Consulting	Ryan	Guatter	Site-specific Exception	<p>1. The subject land is located at 9929 Keele Street, described as part of block 3, Concession 3.</p> <p>2. The submission notes support for the proposed exception zone Main Street Mixed-Use - Maple Zone (MMS) - 72.</p> <p>3. Staff have reviewed this submission and acknowledge this comment.</p>

C54	10/27/2020	9929 Keele Street	Weston Consulting	Ryan	Guatter	Transition	<p>1. The subject land is located at 9929 Keele Street, described as part of block 3, Concession 3.</p> <p>2. The submission notes a general understanding of the transition provisions.</p> <p>3. Staff have reviewed this submission and acknowledge this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City’s intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
C54	10/27/2020	9929 Keele Street	Weston Consulting	Ryan	Guetter	General or Specific Use Provisions	<p>1. The subject lands are described as part of block 3, Concession 3, described as part of block 3, Concession 3.</p> <p>2. The submission requests clarity respecting section 1.6 of the draft by-law and the intent of the provisions to treat active planning applications.</p> <p>3. The Project Team acknowledge this comment and can confirm that Minor variances are subject to section 1.6 respecting transition. Minor variances approved in 2017 would be subject to the transition provisions of this by-law.</p>
C55	10/28/2020	Part of Block 3, Concession 3	Weston Consulting	Kurt Franklin	BMath	Zone Standards	<p>1. The subject lands are described as part of block 3, Concession 3, described as part of block 3, Concession 3.</p> <p>2. The submission requests clarity respecting section 1.6 of the draft by-law and the intent of the provisions to treat active planning applications.</p> <p>3. The Project Team acknowledge this comment and can confirm that Minor variances are subject to section 1.6 respecting transition. Minor variances approved in 2017 would be subject to the transition provisions of this by-law.</p>
C56	10/28/2020	8440 Highway 7	Weston Consulting	Kurt Franklin	BMath	Zone Standards	<p>1. The subject lands are located at 8440 Hwy #7.</p> <p>2. The submission requests consideration for site specific land use permissions for approved minor variances.</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the zoning framework applicable to the subject lands as proposed through the Draft Zoning By-law. The Project Team do not recommend rezoning special provisions to capture minor variance approvals.</p>
C57	10/28/2020	Highway 7, west of Jane Street, north of Highway 407 and east of Highway 404	IBI Group	Stephen	Albanese	Official Plan Conformity	<p>1. The subject lands are located in the VMC Secondary Plan</p> <p>2. The submission requests consideration for conformity with the Vaughan Mills Centre Secondary Plan.</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the zoning framework applicable to the subject lands as proposed through the Draft Zoning By-law.</p>
C57	10/28/2020	Highway 7, west of Jane Street, north of Highway 407 and east of Highway 404	IBI Group	Stephen	Albanese	Zone Standards	<p>1. The subject lands are located in the VMC Secondary Plan area.</p> <p>2. The submission requests consideration for site specific land use permissions for landmark sites.</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the zoning framework applicable to the subject lands as proposed through the Draft Zoning By-law. The Project Team do not recommend rezoning the subject lands through the Comprehensive Zoning By-law Review, as requested through the submission.</p>

C57	10/28/2020	hwy 7, west of Jane Street, north of Highway 407 and eas	IBI Group	Stephen	Albanese	Other	1. The subject lands are located in the VMC Secondary Plan The submission requests consideration for site specific land use permissions for landmark sites. 3. Staff have reviewed this request. At this time, staff remain supportive of the zoning framework applicable to the subject lands as proposed through the Draft Zoning By-law. It is noted that the Landmark Locations from Schedule A2 of Zoning By-law 1-88 are not contemplated by the VMC Secondary Plan (rather reflecting the previously in effect Official Plan policies) and are therefore not proposed.
C57	10/28/2020	hwy 7, west of Jane Street, north of Highway 407 and eas	IBI Group	Stephen	Albanese	Official Plan Conformity	1. The subject lands are located in the VMC Secondary Plan The submission requests consideration for site specific land use permissions for landmark sites. 3. Staff have reviewed this request. At this time, staff remain supportive of the zoning framework applicable to the subject lands as proposed through the Draft Zoning By-law. It is noted that the Landmark Locations from Schedule A2 of Zoning By-law 1-88 are not contemplated by the VMC Secondary Plan (rather reflecting the previously in effect Official Plan policies) and are therefore not proposed.
C57	10/28/2020	hwy 7, west of Jane Street, north of Highway 407 and eas	IBI Group	Stephen	Albanese	Zone Standards	1. The subject lands are located in the VMC Secondary Plan The submission requests consideration for site specific land use permissions for landmark sites. 3. Staff have reviewed this request. At this time, staff remain supportive of the zoning framework applicable to the subject lands as proposed through the Draft Zoning By-law. The Project Team do not recommend rezoning the subject lands through the Comprehensive Zoning By-law Review, as requested through the submission.
C59	10/28/2020	11650 & 11700 Keele Street	Weston Consulting	Jenna	Thibault	Proposed Zoning	1. The subject lands are located at 11650 & 1170 Keele Street. 2. The submission is requesting further consideration of the proposed zone to reflect City applications Z.16.037, 19T-16V008, DA.16.079 and 19CDM-16V005. The submission notes that zoning is incorrect per approved MV (A185/19). 3. The Project Team acknowledge these comments. Special provisions were not drafted to incorporate minor variance approvals. The on-going applications are subject to transition provisions of this by-law.
C6	10/7/2020	2901 Highway 7	Liberty Development Corporation	Lezlie	Phillips	Site-specific Exception	1. The subject land is located at 2901 Highway 7. 2. The submission is requesting that the zoning by-law be updated to reflect recent approvals. 3. The Project Team acknowledge this comment. A new special provision has been drafted as per by-law 039-2019.
C60	10/28/2020	23 Clarence Street	EMC Group Limited	Nadia	Zuccaro	Land Use Permissions	1. The subject land is located at 23 Clarence Street. 2. The submission requests consideration for site specific land use permissions. 3. Staff have reviewed this request. At this time, staff remain supportive of the zoning framework applicable to the subject lands as proposed through the Draft Zoning By-law. The Project Team do not recommend rezoning the subject lands through the Comprehensive Zoning By-law Review, as requested through the submission.

C60	10/28/2020	23 Clarence Street	EMC Group Limited	Nadia	Zuccaro	Official Plan Conformity	<p>1. The subject land is located at 23 Clarence Street.</p> <p>2. The submission requests that the proposed zoning ensure Official Plan conformity.</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the zoning framework applicable to the subject lands as proposed through the Draft Zoning By-law. The Project Team do not recommend rezoning the subject lands through the Comprehensive Zoning By-law Review, as requested through the submission.</p>
C60	10/28/2020	23 Clarence Street	EMC Group Limited	Nadia	Zuccaro	Proposed Zoning	<p>1. The subject land is located at 23 Clarence Street.</p> <p>2. The submission requests reconsideration of the proposed zoning for the subject land.</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the zoning framework applicable to the subject lands as proposed through the Draft Zoning By-law. The Project Team do not recommend rezoning the subject lands through the Comprehensive Zoning By-law Review, as requested through the submission.</p>
C61	10/28/2020	78 Trowers Road	KLM Planning Partners	Roy	Mason	Land Use Permissions	<p>1. The subject land is located at 78 Trowers Road.</p> <p>2. The submission requests consideration for site specific land use permissions.</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the zoning framework applicable to the subject lands as proposed through the Draft Zoning By-law. The Project Team do not recommend modifying uses permitted in the Prestige Employment (EM1) Zone, as this would not conform to the 2010 VOP.</p>
C62	10/28/2020	11650 & 11700 Keele Street	Weston Consulting	Sandra	Patano	Proposed Zoning	<p>1. The subject lands are located at 11650 & 11700 Keele Street.</p> <p>2. The submission is requesting the final zoning by-law to reflect recent development approvals, in principle.</p> <p>3. The Project Team acknowledge this comment, however the updating of the detailed special provisions will be considered at a later date, on a site specific manner in order to implement the final orders respecting PL180330. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
C62	10/28/2020	11650 & 11700 Keele Street	Weston Consulting	Sandra	Patano	Transition	<p>1. The subject lands are located at 11650 & 1170 Keele Street.</p> <p>2. The submission is requesting clarity for an LPAT decision which was issued prior to 2015.</p> <p>3. An LPAT decision will remain legally in effect. LPAT is mentioned in 1.6 for clarity purposes, however, an LPAT decision is not impacted by the passing of the comprehensive zoning by-law review.</p>

C63	10/28/2020	10489 Islington Avenue	Weston Consulting	Michael	Vani	Transition	<p>1. The subject lands are located at 10489 Islington Avenue. 2. The submission requests confirmation of the interpretation of transition measures within section 1.6 of the by-law.</p> <p>3. The Project Team acknowledge this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
C64	10/28/2020	8500 Huntington Road	Weston Consulting	Kevin	Berchard	Proposed Zoning	<p>1. The subject land is located at 8500 Huntington Road.</p> <p>2. The submission is requesting that the final by-law reflect recent by-law approval (168-2018). As well, the submission requests confirmation of the parent EM2 zoning.</p> <p>3. Staff have reviewed this request, agree, and confirm the change to EM1. Chapter 14 has been updated. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
C65	10/28/2020	10356 Huntington Road	Weston Consulting	John	Zipay	Transition	<p>1. The subject lands are located at 10356 Huntington Road. 2. The submission requests confirmation of the interpretation of transition measures within section 1.6 of the by-law. The Project Team acknowledge this comment. Section 1.6 is intended to address active development applications deemed complete prior to the new comprehensive zoning by-law coming into effect.</p>
C66	10/28/2020	7850 Dufferin Street	Weston Consulting	Kevin	Berchard	Proposed Zoning	<p>1. The subject land is located at 7850 Dufferin Street.</p> <p>2. The submission requests reconsideration of the proposed zoning for the subject land.</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the zoning framework applicable to the subject lands as proposed through the Draft Zoning By-law. The Project Team do not recommend rezoning the subject lands through the Comprehensive Zoning By-law Review. As the submission notes, there is an active rezoning application on the subject lands. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
C67	10/29/2020	N/A	N/A	Elisa	Testa	Official Plan Conformity	<p>1. The comments do not apply to any specific lands.</p> <p>2. The submission requests consideration for ensuring that the new zoning by-law conforms to the Official Plan.</p> <p>3. Staff have reviewed this submission and acknowledge this comment.</p>

C69	10/28/2020	7553 Islington Avenue & 150 Bruce Street	Weston Consulting	Tara	Connor	Proposed Zoning	1. The subject lands are located at 7553 Islington Avenue and 150 Bruce Street. 2. The submission requests reconsideration of the proposed zoning for the subject lands. 3. Staff have reviewed this request. At this time, staff remain supportive of the zoning framework applicable to the subject lands as proposed through the Draft Zoning By-law. The Project Team do not recommend rezoning the subject lands through the Comprehensive Zoning By-law Review. As the submission notes, there is an active rezoning application on the subject lands.
C69	10/28/2020	7553 Islington Avenue & 150 Bruce Street	Weston Consulting	Tara	Connor	Transition	1. The subject lands are located at 7663 Islington Avenue & 150 Bruce Street. 2. The submission seeks confirmation respecting transition 3.The Project Team acknowledge this comment. The Project Team acknowledge this comment. Section 1.6 is intended to address active development applications deemed complete prior to the new comprehensive zoning by-law coming into effect.
C7	10/8/2020	7451 Regional Road 50	Larkin + Land Use Planners Inc.	Michele	Freethy	Land Use Permissions	1. The subject land is located at 7451 Regional Road 50. 2. The submission is requesting consideration of Funeral Establishment uses, which were previously permitted as of right under the 1-88 by-law. 3. The Project Team acknowledge this comment. Funeral Establishment has been added to the permitted use within the exception zone. The use was not permitted to the EM1 zone, as it was not listed in the VOP 2010.
C7	10/8/2020	7451 Regional Road 50	Larkin + Land Use Planners Inc.	Michele	Freethy	Site-specific Exception	1. The subject land is located at 7451 Regional Road 50. 2. The submission is requesting clear language respecting permissions for the Glenview Memorial Gardens. 3. Staff have reviewed this request and acknowledge this comment. The final draft Zoning By-law has been updated to include site specific approvals (054-2019)
C7	10/8/2020	7451 Regional Road 50	Larkin + Land Use Planners Inc.	Michele	Freethy	Mapping	1. The subject land is located at 7451 Regional Road 50. 2. The submission is requesting the by-law reflect previous approvals, changing the parent zone from A to EM1. 3. Staff have reviewed this request and agree. Easterly portion of lands updated to EM1(H) is per By-law 054-2019
C70	10/28/2020	17 Millwood Parkway	Weston Consulting	Ryan	Guatter	Mapping	1. The subject land is located at 17 Millwood Parkway. 2. The submission is requesting the parent zone be updated to residential and open space to reflect recent approval. 3. The Project Team acknowledge this comment and have updated the parent zones, as well as included a new chapter 14 special provision reflecting new permissions.
C71	10/28/2020	2975, 2985, 2993 Teston Road	Weston Consulting	Martin	Quarcoopome	Transition	1. The subject lands are located at 2975, 2985, 2993 Teston Road 2. The submission requests confirmation respecting transition, referencing an active LPAT (PL171151). 3. The Project Team acknowledge this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City’s intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.

C72	10/28/2020	7700 Bathurst Street	Weston Consulting	Sabrina	Sgotto	Official Plan Conformity	<p>1. The subject lands are located at 7700 Bathurst Street.</p> <p>2. The submission requests consideration for ensuring that the new zoning by-law conforms to the Official Plan.</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the zoning framework applicable to the subject lands as proposed through the Draft Zoning By-law. The Project Team do not recommend rezoning the subject lands through the Comprehensive Zoning By-law Review. As the submission notes, there is an active rezoning application on the subject lands. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
C73	10/28/2020	3300 Highway 7	Weston Consulting	Sabrina	Sgotto	Proposed Zoning	<p>1. The subject land is located at 3300 Highway 7.</p> <p>2. The submission requests reconsideration of the proposed zoning for the subject land.</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the zoning framework applicable to the subject lands as proposed through the Draft Zoning By-law and do not recommend rezoning the subject lands through the Comprehensive Zoning By-law Review. As the submission notes, there is an active rezoning application on the subject lands.</p>
C74	10/28/2020	39 Centre Street	Weston Consulting	Sandra	Patano	Transition	<p>1. The subject lands are located at 39 Centre Street.</p> <p>2. The submission requests consideration of active applications for zoning amendments.</p> <p>3. The project team acknowledges this comment. Section 1.6 is intended to address active development applications deemed complete prior to the new comprehensive zoning by-law coming into effect.</p>
C75	10/28/2020	180 Steeles Avenue West	Weston Consulting	Ryan	Guetter	Transition	<p>1. The subject lands are located at 180 Steeles Avenue West.</p> <p>2. The submission seeks clarity respecting transition.</p> <p>3. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
C76	10/28/2020	5859 Rutherford Road	Papazian, Heisey, Myers	A. Milliken	Heisey	General or Specific Use Provisions	<p>1. The subject land is located at 5859 Rutherford Road.</p> <p>2. The submission is requesting that site specific permissions be reviewed.</p> <p>3. The Project Team acknowledge this comment. Chapter 14 has been updated to reflect recent approvals.</p>

C77	10/28/2020	4850 Highway 7 & 79 Arrowhead Drive	Weston Consulting	Tara	Connor	Land Use Permissions	<p>1. The subject lands are located at 4850 Highway 7 and 79 Arrowhead Drive.</p> <p>2. The submission requests reconsideration of the land use permissions associated with the proposed zoning</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the zoning framework applicable to the subject lands as proposed through the Draft Zoning By-law. The Project Team do not recommend rezoning the subject lands through the Comprehensive Zoning By-law Review. As the submission notes, there is an active rezoning application on the subject lands.</p>
C78	10/28/2020	4190 & 4220 Steeles Avenue West	Weston Consulting	Ryan	Guetter	Proposed Zoning	<p>1. The subject lands are located at 4190 and 4220 Steeles Avenue West.</p> <p>2. The submission requests reconsideration of the proposed zoning for the subject lands.</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the zoning framework applicable to the subject lands as proposed through the Draft Zoning By-law. The Project Team do not recommend rezoning the subject lands through the Comprehensive Zoning By-law Review. As the submission notes, there is an active rezoning application on the subject lands.</p>
C79	10/28/2020	5859 Rutherford Road	Weston Consulting	Ryan	Guetter	Proposed Zoning	<p>1. The subject land is located at 7290 Major Mackenzie Drive West.</p> <p>2. The submission is requesting the by-law be updated to reflect recent approval (by-law 141-2020).</p> <p>3. Staff have reviewed this request and agree. Parent zoning supported until such time as a decision is made by the approval authority (i.e. LPAT). The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time.</p>
C79	10/28/2020	5859 Rutherford Road	Weston Consulting	Ryan	Guetter	Land Use Permissions	<p>1. The subject land is located at 5859 Rutherford.</p> <p>2. The submission is requesting the by-law be updated to reflect recent approval (by-law 141-2020).</p> <p>3. Staff have reviewed this request and support the 3rd draft. The proposed zone is reflective of the permissions within the 1-88 site. It is expected that a detailed by-law amendment be considered with the on-going development applications subject to the LPAT (PL 111184). However, section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
C8	10/8/2020	6701 Highway 7	Larkin + Land Use Planners Inc.	Michele	Freethy	Zone Standards	<p>1. The subject land is located at 6701 Highway 7.</p> <p>2. The submission is requesting that the property zoning be updated with the most up to date approval.</p> <p>3. Staff have reviewed this request and have made minor modifications to chapter 14 based on by-law 054-2019.</p>
C80	10/28/2020	7290 Major Mackenzie Drive West	Weston Consulting	Michael	Vani	Proposed Zoning	<p>1. The subject land is located at 5859 Rutherford.</p> <p>2. The submission is requesting the by-law be updated to reflect recent approval (by-law 141-2020).</p> <p>3. Staff have reviewed this request and agree. Chapter 14 has been amended to comply.</p>

C81	10/28/2020	71 & 91 Royal Group Court	Pound & Stewart	Phillip	Stewart	Mapping	<p>1. The subject lands are located at 7290 Major Mackenzie Drive West.</p> <p>2. The submission notes that site specific by-law was forwarded to Vaughan Council on October 21, 2020 for approval and was passed as By-law 141-2020. The submission further notes that By-law 141-2020 was adopted on consent and that the landowner is current awaiting final notice.</p> <p>3. The Project Team acknowledge this comment.</p>
C81	10/28/2020	71 & 91 Royal Group Court	Pound & Stewart	Phillip	Stewart	Land Use Permissions	<p>1. The subject lands are located at 71 & 91 Royal Group Court.</p> <p>2. The submission is requesting that historical minor variances be recognized in final draft.</p> <p>3. Staff have reviewed this request. At this time, staff support section 1.6 which provides transition for all minor variances approved after 2015. However, minor variance approvals prior to 2015, which do not comply to the in effect by-law may require relief.</p>
C81	10/28/2020	71 & 91 Royal Group Court	Pound & Stewart	Phillip	Stewart	Defined Terms or Definitions	<p>1. The subject lands are located at 71 & 91 Royal Group Court.</p> <p>2. The submission notes that the subject lands are designated both Prestige Employment (lands fronting onto Highway 427) and General Employment (lands fronting onto Royal Group Crescent). The lands are also subject to exception zone 686. The submission seeks clarity on permitting outside storage on the subject lands that are proposed to be zoned Prestige Employment (EM1). As proposed, outside storage is not recognized as a permitted use in the Prestige Employment (EM1) zone by the Draft Zoning By-law.</p> <p>3. The Project Team acknowledge this comment. The definition of Outside storage has been amended as proposed in the final draft, however, do not support permitting outside storage on lands zoned EM1 as identified in the submission.</p>
C82	10/27/2020	10335 Highway 50	Weston Consulting	Ryan	Guetter	Land Use Permissions	<p>1. The subject land is located at 10335 Hwy 50.</p> <p>2. The submission requests consideration of the recent LPAT decision.</p> <p>3. The Project Team acknowledge this comment, but remain supportive of the zoning framework applicable to the subject lands as proposed through the Draft Zoning By-law. The Project Team do not recommend rezoning the subject lands through the Comprehensive Zoning By-law Review. As the submission notes, there is an active rezoning application on the subject lands. Development Planning will bring forward an implementing by-law as part of the development approval process.</p>
C82	10/27/2020	10335 Highway 50	Weston Consulting	Ryan	Guetter	Transition	<p>1. The subject land is located at 10335 Hwy 50.</p> <p>2. The submission requests consideration of the recent LPAT decision.</p> <p>3. The Project Team acknowledge this comment. Section 1.6 (transition) is intended to include the transition of active zoning amendment applications. An amendment will require an administrative process led by City staff.</p>

C83	10/27/2020	8940 Jane Street	Weston Consulting	Ryan	Guetter	Editorial or Clerical Correction	<p>1. The subject land is located at 8940 Jane Street.</p> <p>2. The submission notes general support for transition provisions.</p> <p>3. The Project Team acknowledge this comment. Recent LPAT related orders and/or approvals, including conformity updates are expected to come forward for housekeeping amendments on an individual basis. Subject to 1.6 (transition), LPAT Order is acknowledged and remains in effect. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
C83	10/27/2020	8940 Jane Street	Weston Consulting	Ryan	Guetter	Transition	<p>1. The subject land is located at 8940 Jane Street.</p> <p>2. The submission notes general support for transition provisions.</p> <p>3. Staff have reviewed this submission and acknowledge the comment.</p>
C84	10/28/2020	, 10 & 12 Hartman Avenue and 8307 & 8311 Islington Avenue	Weston Consulting	Kevin	Bechard	Proposed Zoning	<p>1. The subject lands are located at 4, 6, 10 and 12 Hardman Avenue and 8307 and 8311 Islington Avenue.</p> <p>2. The submission requests reconsideration of the proposed zoning for the subject lands.</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the zoning framework applicable to the subject lands as proposed through the Draft Zoning By-law. The Project Team do not recommend rezoning the subject lands through the Comprehensive Zoning By-law Review. As the submission notes, there is an active rezoning application on the subject lands. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
C85	10/28/2020	Highway 7, 180 and 190 Maplecrete Road, 1890 Highway 7, 1	BA Group	Timothy	Arnott	Zone Standards	<p>1. The subject lands are located at 2901 Highway 7, 2951 Highway 7, 180 and 190 Maplecrete Road, 1890 Highway 7, 1 and 180 Promenade Circle.</p> <p>2. The submission is requesting that the draft zoning by-law further reflect modern parking provisions and consideration for shared parking.</p> <p>3. The Project Team acknowledge this comment but remain supportive of the third draft parking rates brought forward. The City will continue to monitor and review parking through the update of master planning documents and relevant by-laws, including zoning.</p>
C86	10/28/2020	131 & 155 Regalcrest Court	Pound & Stewart	Phillip	Stewart	Official Plan Conformity	<p>1. The subject lands are located at 131 & 155 Regalcrest Court.</p> <p>2. The submission is requesting all recent LPAT related approvals be added to the final draft ZBL.</p> <p>3. The Project Team acknowledge this comment. Recent LPAT related orders and/or approvals, including conformity updates, are expected to come forward for housekeeping amendments on an individual basis. Subject to 1.6 (transition), the LPAT Order is acknowledged and remains in effect.</p>
C86	10/28/2020	131 & 155 Regalcrest Court	Pound & Stewart	Phillip	Stewart	Land Use Permissions	<p>1. The subject lands are located at 131 & 155 Regalcrest Court.</p> <p>2. The submission is requesting updated special provisions to reflect LPAT approval.</p> <p>3. The Project Team acknowledge this comment. Recent LPAT related orders and/or approvals, including conformity updates, are expected to come forward for housekeeping amendments on an individual basis. Subject to 1.6 (transition), the LPAT Order is acknowledged and remains in effect.</p>

C86	10/28/2020	131 & 155 Regalcrest Court	Pound & Stewart	Phillip	Stewart	Zone Standards	1. The subject lands are located at 131 & 155 Regalcrest Court. 2. The submission is requesting increased clarity respecting outside storage uses, staging, and language. 3. Staff have reviewed this request and have updated outside storage requirements as a result. The final by-law distinguishes between the minimum setback to a building and storage uses.
C87	10/28/2020	0 Keele Street	Blackthorn Development Corp.	Maurizio	Ragato	Other	1. The subject land is located at 0 Keele Street. 2. The submission notes no specific requests are required. 3. Staff have reviewed this submission and acknowledge the comment.
C88	10/28/2020	10150, 10180 & 10200 Pine Valley Drive	Blackthorn Development Corp.	Maurizio	Ragato	Land Use Permissions	1. The subject land is located at 10150 Pine Valley Drive. 2. The submission requests clarity respecting funeral related uses. Specifically, confirming the interpretation of cemetery to include "coordination and provision of rites and ceremonies with respect to dead human bodies and provision of such other services". 3. Staff have reviewed this request. Definition respecting 'Funeral Services' amended for clarity. 10150 Pinevalley parent zone 'OS2' proposed
C88	10/28/2020	10150, 10180 & 10200 Pine Valley Drive	Blackthorn Development Corp.	Maurizio	Ragato	Proposed Zoning	1. The subject lands are located at 10180 & 10200 Pine Valley Drive. 2. The submission is requesting that the OS1 zone boundary be adjusted to reflect 10150 Pine Valley, in order to avoid a split zoning situation. 3. Staff have reviewed this request. At this time, staff are supportive of the third draft zones, which reflect the underlying zoning previously in effect.
C9	10/23/2020	Hamilton Subdivision	CP Proximity - Ontario	Frank	Gulas	Other	1. The subject lands noted by the submission is the Hamilton Subdivision. 2. The submission notes concerns with the CP proximity and the proposed development. 3. Staff have reviewed this request. At this time, staff notes that it is in reference to Block Plan Application File BL60E2018. The Project Team will therefore direct the submission to the appropriate City staff.
Email received October 29, 2020	10/29/2020	165 Cityview Boulevard, Vaughan	Weston Consulting	Kurt	Franklin	Transition	1. The subject land is within the VMC Secondary Plan. 2. The submission is requesting confirmation respecting transition measures regarding active development applications. 3. Staff have reviewed this request. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.
Email received October 28, 2020	10/28/2020	Vaughan Metropolitan Centre	Smart Centres	Paula	Bustard	Land Use Permissions	1. The subject land is within the VMC Secondary Plan. 2. The submission is requesting changes to the range of land-uses applicable to the subject land. 3. Staff have reviewed this request. At this time, staff are of the opinion that the range of land uses proposed through the Zoning By-law are appropriate on this basis. Minor revisions proposed to definitions and general provisions for the VMC.

Email received October 28, 2020	10/28/2020	Vaughan Metropolitan Centre	Smart Centres	Paula	Bustard	Official Plan Conformity	<ol style="list-style-type: none"> 1. The subject lands are within the VMC Secondary Plan. 2. The submission is requesting a review of permitted uses respecting the VMC zones. 3. Staff have reviewed this request. The land use permissions have been reviewed for conformity with the VMC Secondary Plan. The Project Team are of the opinion that the range of land uses proposed through the Zoning By-law are appropriate on this basis. Ground unit townhouses are permitted in the V1,V2,V3 zones. Additionally, schools are permitted in the V4 zone.
Email received October 28, 2020	10/28/2020	Vaughan Metropolitan Centre	Smart Centres	Paula	Bustard	General or Specific Use Provisions	<ol style="list-style-type: none"> 1. The subject land is within the VMC Secondary Plan. 2. The submission is requesting consideration of Secondary Plan policies in the built-to-zone requirements of the VMC zones. 3. Staff have reviewed this request and have made minor modifications to the general provisions applicable to the VMC zones.
Email received October 28, 2020	10/28/2020	Vaughan Metropolitan Centre	Smart Centres	Paula	Bustard	Mapping	<ol style="list-style-type: none"> 1. The subject land is within the VMC Secondary Plan. 2. The submission is requesting clarity respecting the mapping of site specific development approvals. 3. Final draft includes updates to Chapter 14 provisions including the updating of applicable text and E-figures based on recent by-laws approved by Council.
Email received October 28, 2020	10/28/2020	Vaughan Metropolitan Centre	Smart Centres	Paula	Bustard	Zone Standards	<ol style="list-style-type: none"> 1. The subject land is within the VMC Secondary Plan. 2. The submission is requesting a detailed discussion respecting zone standards, including tower floor plate, minimum amenity area, parking and built to zone requirements. 3. Staff have reviewed this request and propose minor modifications as a result. Several meetings with Smart Centres were held to incorporate feedback. As a result, various amendments to definitions and VMC provisions are included in the final draft.
Email received October 28, 2020	10/28/2020	Vaughan Metropolitan Centre	Smart Centres	Paula	Bustard	Site-specific Exception	<ol style="list-style-type: none"> 1. The subject land is within the VMC Secondary Plan. 2. The submission is requesting modifications to reflect recent development approvals. 3. The Project Team acknowledges this comment. Chapter 14 amended as a result of recent by-laws approved by Council
Email received October 28, 2020	5/20/2020	Vaughan Metropolitan Centre	Smart Centres	Matthew	Kruger	Site-specific Exception	<ol style="list-style-type: none"> 1. The subject land is within the VMC Secondary Plan. 2. The submission is requesting an update to recent site specific approvals. 3. The Project Team acknowledges this comment and propose minor updates to chapter 14 as a result
Email received October 28, 2020	5/20/2020	Vaughan Metropolitan Centre	Smart Centres	Matthew	Kruger	Defined Terms or Definitions	<ol style="list-style-type: none"> 1. The subject land is within the VMC Secondary Plan. 2. The submission is requesting consideration of minor refinements to various defined terms. 3. The Project Team acknowledges this comment. Minor revisions to Chapter 3 were made to the final draft.
Email received October 28, 2020	5/20/2020	Vaughan Metropolitan Centre	Smart Centres	Matthew	Kruger	General or Specific Use Provisions	<ol style="list-style-type: none"> 1. The subject land is within the VMC Secondary Plan. 2. The submission is requesting further consideration of applicable building and setback provisions, to encourage a range of unique urban design outcomes. 3. The Project Team acknowledges this comment and has made minor modification to the built-to-zone requirements to ensure appropriate interpretation of provisions

Email received October 28, 2020	5/20/2020	Vaughan Metropolitan Centre	Smart Centres	Matthew	Kruger	Official Plan Conformity	<p>1. The subject land is within the VMC Secondary Plan.</p> <p>2. The submission is requesting consideration of various policies of the VMC Secondary Plan.</p> <p>3. The Project Team acknowledges this comment. Permission for multiple townhouse dwellings permitted V1-V3. Permitting schools in 'V4'. Mapping edits to exception 14.1070 to ensure figures are as per 096-2018 (9(1445) of by-law 1-88). Clarity that a private balcony can be recognized as a portion of the a sites overall amenity space calculation. New definition for Supportive Living Facility use included in final draft (to be permitted V1-V3).</p>
Email received October 28, 2020	5/20/2020	Vaughan Metropolitan Centre	Smart Centres	Matthew	Kruger	Zone Standards	<p>1. The subject land is within the VMC Secondary Plan.</p> <p>2. The submission is requesting revisions to the VMC zone standards.</p> <p>3. The Project Team acknowledges this comment and propose minor revisions to various definitions and VMC general provisions. Final draft replaces the “built to line “requirement (which improves use / functionality of built-to-zone setback requirements) with appropriate general notes applied to the Built-to-zone. Final draft deletes the restriction of ground floor residential units. Gross floor area definition amended in response.</p>
Letter submitted March 10, 2020	3/10/2020	Vaughan Metropolitan Centre	MHBC on behalf of Smart Centres	David	McKay	Land Use Permissions	<p>1. The subject land is within the VMC Secondary Plan.</p> <p>2. The submission is requesting that the zones consider additional permitted uses.</p> <p>3.The Project Team acknowledges this comment. Final draft includes additional permitted uses including a new definition for "Supportive Living Facility" use included in final draft (to be permitted V1-V3).</p>
Letter submitted March 10, 2020	3/10/2020	Vaughan Metropolitan Centre	MHBC on behalf of Smart Centres	David	McKay	Defined Terms or Definitions	<p>1. The subject land is within the VMC Secondary Plan.</p> <p>2. The submission is requesting various definitions be considered. Issue of Active use frontage requirements to be reviewed.</p> <p>3. The Project Team acknowledges this comment. Revisions made to definitions and general provisions respecting amenity space requirements. Active frontage requirements are based on the in effect Secondary Plan. Minor language revisions to the VMC zone general provisions have been made for improved clarity.</p>
Letter submitted March 10, 2020	3/10/2020	Vaughan Metropolitan Centre	MHBC on behalf of Smart Centres	David	McKay	Transition	<p>1. The subject land is within the VMC Secondary Plan.</p> <p>2. The submission is requesting various site specific considerations which may be subject to transition.</p> <p>3.The Project Team acknowledges this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City’s intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
C37	10/27/2020	Several Properties for client	KLM Planning Partners	Grant	Uyeyama	Site-specific Exception	<p>1. Various commercial and employment lands referred to, in the vicinity of Hwy 27 and Hwy 7.</p> <p>2. The submission requests review of several site specific zoning exceptions being brought forward as special provisions (chapter 14).</p> <p>3. The Project Team acknowledges this comment. Several revisions to Chapter 14 were made to reflect the in effect amendments to By-law 1-88.</p>

C37	10/27/2020	Several Properties for client	KLM Planning Partners	Grant	Uyeyama	Proposed Zoning	<p>1. Various commercial and employment lands referred to, in the vicinity of Hwy 27 and Hwy 7.</p> <p>2. The submission requests review of several site specific zoning exceptions being brought forward as special provisions (chapter 14).</p> <p>3. The Project Team acknowledges this comment. Several revisions to Chapter 14 made to reflect the in effect amendments to By-law 1-88.</p>
Email received November 23, 2020	11/23/2020	7973 & 7983 Islington Avenue	Blackthorn Development Corp.	Maurizio	Ragato	Proposed Zoning	<p>1. The subject lands are located at 7973 and 7983 Islington Avenue.</p> <p>2. The submission is requesting the lots in question be removed from the EN overlay.</p> <p>3. Staff have reviewed this request. Staff have confirmed that the EN overlay has been correctly applied.</p>
Letter submitted March 10, 2020	3/10/2020	Vaughan Metropolitan Centre	MHBC on behalf of Smart Centres	David	McKay	Zone Standards	<p>1. The subject land is within the VMC Secondary Plan.</p> <p>2. The submission is requesting consideration of revised provisions for the VMC zones respecting, GFA, amenity space requirements, as well as continued landmark locations.</p> <p>3. Staff have reviewed this request. Staff have proposed minor modifications to the VMC zones and general provisions in response. However, landmark locations are not proposed. The pre-zoning is based on the land use precincts of the VMC Secondary Plan. Landmark locations are not identified in the VMC Secondary Plan.</p>
Letter submitted March 10, 2020	3/10/2020	Vaughan Metropolitan Centre	MHBC on behalf of Smart Centres	David	McKay	Mapping	<p>1. The subject land is within the VMC Secondary Plan.</p> <p>2. The submission is requesting a mapping review within the pre-zoned VMC lands.</p> <p>3. The Project Team acknowledges this comment. Mapping is as per the approved VMC Secondary Plan. Site specific approvals impacting zone boundaries will be considered on a site by site basis. Update to the upcoming VMC Secondary Plan provides an opportunity to align land use and other applicable schedules, informing the zoning for these lands. As well, existing roads are zoned rather than future or anticipated roads, which will be updated over time accordingly.</p>
Letter submitted March 10, 2020	3/10/2020	Vaughan Metropolitan Centre	MHBC on behalf of Smart Centres	David	McKay	General or Specific Use Provisions	<p>1. The subject land is within the VMC Secondary Plan.</p> <p>2. The submission is requesting revisions be considered to the building requirements of the VMC zones (tower floor plate, tower separation, etc.)</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the zoning framework applicable to the subject lands as proposed through the Draft Zoning By-law. Minor revisions have been made to definitions of amenity space and gross floor area.</p>
C60	10/28/2020	56 Woodbridge Ave, 15 Clarence St, 23 Clarence St	EMC Group Limited	Nadia	Zucarro	Proposed Zoning	<p>1. The subject lands are located at 56 Woodbridge Ave, 15 Clarence St and 23 Clarence St.</p> <p>2. The submission is requesting that lands with municipal addresses of 56 Woodbridge Avenue, 15 Clarence Street and 23 Clarence Street be rezoned to the Woodbridge Main Street (WMS). More specifically, the submission is requesting that 23 Clarence Street be rezoned from First Density Residential Zone (R1) and subject to the "-EN" suffix provision to the Woodbridge Main Street (WMS) through a site specific exception.</p> <p>3. Staff have reviewed this request. It is noted that lands with the municipal addresses of 56 Woodbridge Avenue and 15 Clarence Street are proposed to be zoned Woodbridge Main Street (WMS) through the Draft Zoning By-law. Lands with the municipal address of 23 Clarence Street are proposed to be zoned First Density Residential Zone (R1) and subject to the "-EN" suffix provision. At this time, staff remain supportive of the zoning framework applicable to the subject lands as proposed through the Draft Zoning By-law and do not recommend rezoning the subject lands through the Comprehensive Zoning By-law Review.</p>

C73	10/28/2020	3300 Highway 7	Weston Consulting	Sabrina	Sgotto	Proposed Zoning	<p>1. The subject land is located at 3300 Highway 7.</p> <p>2. The submission is requesting changes to the zoning framework applicable to the subject land</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the zoning framework applicable to the subject lands as proposed through the Draft Zoning By-law and do not recommend rezoning the subject land through the Comprehensive Zoning By-law Review.</p>
C66	10/28/2020	7850 Dufferin Street	Weston Consulting	Kevin	Bechard	Transition	<p>1. The subject land is located at 7850 Dufferin Street.</p> <p>2. The submission is requesting confirmation respecting transition provisions.</p> <p>3. The Project Team acknowledges this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
C66	10/28/2020	7850 Dufferin Street	Weston Consulting	Kevin	Bechard	Site-specific Exception	<p>1. The subject land is located at 7850 Dufferin Street.</p> <p>2. The submission is requesting confirmation respecting site specific amendments.</p> <p>3. The Project Team acknowledges this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
Email received October 28, 2020	10/28/2020	Fossil Hill & Major Mackenzie	Humphries Planning Group Inc.	Rosemarie	Humphries	Transition	<p>1. The submission is requesting clarity respecting transition.</p> <p>2. The submission requests confirmation of the interpretation of transition measures of the new by-law.</p> <p>3. The Project Team acknowledge this comment. . Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
Email received October 28, 2020	10/28/2020	2180 Langstaff Road	Humphries Planning Group Inc.	Rosemarie	Humphries	Transition	<p>1. The subject lands are located at 2180 Langstaff Road.</p> <p>2. The submission requests confirmation of the interpretation of transition measures within section 1.6 of the by-law.</p> <p>3. The Project Team acknowledge this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>

Email received October 28, 2020	10/28/2020	7476 Kipling Ave	Humphries Planning Group Inc.	Rosemarie	Humphries	Transition	1. The subject lands are located at 7476 Kipling Ave. 2. The submission requests confirmation of the interpretation of transition measures within section 1.6 of the by-law. 3. The Project Team acknowledge this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.
Email received October 28, 2020	10/28/2020	10568 Islington Ave	Humphries Planning Group Inc.	Rosemarie	Humphries	Transition	1. The subject lands are located at 10568 Islington Ave. 2. The submission requests confirmation of the interpretation of transition measures within section 1.6 of the by-law. 3. The Project Team acknowledge this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.
Email received October 28, 2020	10/28/2020	8337-8359 Islington Ave	Humphries Planning Group Inc.	Rosemarie	Humphries	Transition	1. The subject lands are located at 8337-8359 Islington Ave. 2. The submission requests confirmation of the interpretation of transition measures within section 1.6 of the by-law. 3. The Project Team acknowledge this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.
Email received October 28, 2020	10/28/2020	2109179 Ontario Inc.	Humphries Planning Group Inc.	Rosemarie	Humphries	Other	1. The submission is in regards to representing the interests of 2109179 Ontario Inc. A specific property or lands are not indicated. 2. The submission is requesting continued notice regarding the status of the proposed Zoning By-law and any further public meetings and future Council meetings. 2. Staff have reviewed this request. The contact will be added to the mailing list and will be sent notice regarding the status of the proposed Zoning By-law.
Email received October 28, 2020	10/28/2020	400 Bradwick Dr.	Humphries Planning Group Inc.	Rosemarie	Humphries	Transition	1. The submission is requesting clarity respecting transition. 2. The Project Team acknowledges this comment. 3. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.

Email received October 28, 2020	10/28/2020	2141 Major Mackenzie Drive	Humphries Planning Group Inc.	Rosemarie	Humphries	Transition	1. The submission is requesting clarity respecting transition. 2. The Project Team acknowledges this comment. 3. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.
Email received October 29, 2020	10/29/2020	3900 - 3940 Highway 7, 200 Windflower Gate, 2911 Major Mackenzie Drive West, 8345 & 8585 Highway 27	MHBC	Oz	Kemal	General or Specific Use Provisions	1. The subject lands are located at 3900 - 3940 Highway 7, 200 Windflower Gate, 2911 Major Mackenzie Drive West., 8345 and 8585 Highway 27. 2. The submission is requesting changes to provisions regarding outdoor patios and seasonal commercial use. 3. Staff have reviewed the request. At this time, staff remain supportive of requirements as proposed through the Third Draft Zoning By-law.
Email received October 29, 2020	10/29/2020	3900 - 3940 Highway 7, 200 Windflower Gate, 2911 Major Mackenzie Drive West, 8345 & 8585 Highway 27	MHBC	Oz	Kemal	Transition	1. The submission is requesting clarity respecting transition. 2. The Project Team acknowledges this comment. 3. The City is of the opinion that Section 26(9) of the Planning Act does not apply to the Comprehensive Zoning By-law Review because it has not occurred within three years of VOP 2010 coming into effect. The same, therefore, applies to Section 34(10.0.0.1), which means that a two year limitation on amendments to the City's Comprehensive Zoning By-law will not take effect with its passing.
Email received October 29, 2020	10/29/2020	3900 - 3940 Highway 7, 200 Windflower Gate, 2911 Major Mackenzie Drive West, 8345 & 8585 Highway 27	MHBC	Oz	Kemal	Proposed Zoning	"1. The subject lands are located at 3900 - 3940 Highway 7, 200 Windflower Gate, 2911 Major Mackenzie Drive West., 8345 and 8585 Highway 27. 2. The submission is requesting changes to provisions regarding outdoor patios and seasonal commercial uses and uses previously defined and permitted under by-law 1-88 a.a. 3. Staff have reviewed the request. Minor revisions made to the definitions and permitted uses to assure further consistency with existing C4 Zone uses.
Email received October 29, 2020	10/29/2020	3900 - 3940 Highway 7, 200 Windflower Gate, 2911 Major Mackenzie Drive West, 8345 & 8585 Highway 27	MHBC	Oz	Kemal	Site-specific Exception	1. The subject lands are located at 3900 - 3940 Highway 7, 200 Windflower Gate, 2911 Major Mackenzie Drive West, 8345 & 8585 Highway 27. 2. The submission is requesting site specific uses currently permitted be reviewed. 3. The Project Team acknowledges this comment. Revisions made to NC zone and definitions which ensure many existing uses in commercial neighbourhood zones are captured in chapter 3.
C63	10/28/2020	10489 Islington Ave	Weston Consulting	Michael	Vani	Site-specific Exception	1. The subject land is located at 10489 Islington Avenue. 2. The submission is requesting clarity among permissions respecting 10489 Islington. 3. The Project Team acknowledges this comment. The final KMS zone intend to address the comments received.
Email received October 29, 2020	10/29/2020	170 Doughton Road	KLM Planning Partners	Mark	Yarranton	Other	1. The subject lands are municipally known as 170 Doughton Road. 2. The submission requests review of chapter 14 respecting these lands. 3. The Project Team acknowledges this comment. Several revisions to Chapter 14 made to reflect the in effect amendments to By-law 1-88.

Email received October 28, 2020	10/29/2020	7933 Huntington Road & 475,549,379,401 Bowes Road	G&L Group	Pat	Lamanna	Proposed Zoning	1. The subject lands are located at 7933 Huntington Rd and 475, 549, 379 and 401 Bowed Rd. 2. The submission is to confirm the applicable proposed zoning for the applicable lands. 3. Staff have reviewed this request. At this time, staff are able to confirm that the identified properties are proposed to be zoned Employment (EM).
C87	10/28/2020	0 Keele Street	Blackthorn Development Corp.	Maurizio	Rogato	Other	1. The subject lands are located at 0 Keele Street 2. The submission confirms that the proposed zoning of the subject lands is Parkway Belt Public Use Zone (PB1) and subject to exception zone 662. The submission notes that no specific comments regarding the proposed zoning of the subject lands are offered at this time. The submission requests notice of any updates or matters related to the Zoning By-law Review, including Notice of Decision. 3. Staff acknowledge this comment.
C88	10/28/2020	10150, 10180 & 10220 Pine Valley Drive	Blackthorn Development Corp.	Maurizio	Rogato	Proposed Zoning	1. The subject lands are located on 10150, 10180 & 10220 Pine Valley Drive. 2. The submission requests that privately owned land be zoned OS2. 3. The Project Team acknowledges this comment. Zone map changed to OS2 for 10150 Pine Valley Drive.
C88	10/28/2020	10150, 10180 & 10220 Pine Valley Drive	Blackthorn Development Corp.	Maurizio	Rogato	Other	1. The subject lands are located at 10150, 10180 and 10220 Pine Valley Drive. 2. The submission is requesting clarity if "the co-ordination and provision of rites and ceremonies with respect to dead human bodies and the provision of such other services", which is contemplated under the proposed definition of "Funeral Services", would be permitted on lands with municipal address 10150 Pine Valley Drive. Staff note that this property is proposed to be zoned Public Open Space (OS1). As proposed, Funeral Services is not a permitted use in the Public Open Space (OS1) zone and therefore the requested uses as detailed in the submission would not be permitted as-of-right on the subject lands. The submission further requests that 10180 and 10220 Pine Valley Drive be rezoned to Public Open Space (OS1) zone. The zoning of these lands as proposed through the Draft Zoning By-law is carried forward from Zoning By-law 1-88 as Estate Residential (RE). 3. Staff have reviewed these requests. At this time, staff do not support permitting "Funeral Services" in the Public Open Space (OS1) zone. Further, staff do not support rezoning 10180 and 10220 Pine Valley Drive to the Public Open Space (OS1) zone through the Zoning By-law Review.
C61	10/28/2020	78 Trowers Road	KLM Planning Partners	Roy	Mason	Land Use Permissions	1. The subject lands are located at 78 Trowers Road. 2. The submission requests confirmation of the applicability of transition provisions (section 1.6). 3. The Project Team acknowledges this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.

C52	10/27/2020	8810 and 8820 Jane Street	KLM Planning Partners	Roy	Mason	Proposed Zoning	1. The subject lands are located at 8810 and 8820 Jane Street. 2. The submission is requesting changes to requirements for the Prestige Employment (EM1) zone. 3. Staff have reviewed this request. At this time, staff remain supportive of the Prestige Employment (EM1) requirements as proposed through the Third Draft Zoning By-law.
C52	10/27/2020	8520 Jane Street	KLM Planning Partners	Roy	Mason	Proposed Zoning	1. The subject land is located at 8520 Jane Street. 2. The submission is requesting reconsideration of the proposed zoning for the subject land. 3. Staff have reviewed this request. At this time, staff remain supportive of zoning the subject lands Prestige Employment (EM1) in conformity with the 2010 Vaughan Official Plan.
C52	10/27/2020	East side of Jane Street, east to Kayla Crescent	KLM Planning Partners	Roy	Mason	Proposed Zoning	1. The subject land is located at the east side of Jane Street, east to Kayla Crescent. 2. The submission is requesting changes to the proposed zoning for the subject land. 3. Staff have reviewed this request. At this time, staff remain supportive of the proposed zoning of the Third Draft Zoning By-law and do not support a rezoning of the subject lands.
C52	10/27/2020	3603 Langstaff Road	KLM Planning Partners	Roy	Mason	Proposed Zoning	1. The subject land is located at 3602 Langstaff Road. 2. The submission is requesting clarification if a supermarket is a permitted use for the General Commercial (GC) Zone. 3. Staff have reviewed this request and confirmed that a Supermarket is established as a permitted use as per Table 9-2 in the General Commercial (GC) Zone by the proposed Zoning By-law.
C52	10/27/2020	310, 330 & 346 Millway Road	KLM Planning Partners	Roy	Mason	Land Use Permissions	1. The subject lands are located at 310, 330 and 347 Millway Road. 2. The submission is requesting more permissive zoning framework that would permit additional land uses on the subject lands. The submission is further requesting that the maximum GFA of supportive commercial uses be carried forward from Zoning By-law 1-88. 3. Staff have reviewed this request. At this time, staff remain supportive of proposed permitted uses and lot and building requirements in the Prestige Employment (EM1) zone.
C52	10/27/2020	9796 Dufferin Street	KLM Planning Partners	Roy	Mason	Proposed Zoning	1. The subject land is located at 9796 Dufferin Street. 2. The submission is requesting that Exception Zone 54 identify the existing uses on the subject property. 3. Staff have reviewed this request. At this time, staff remain supportive of the proposed exception zone applicable to the subject lands and do not propose any modifications.
C52	10/27/2020	9828 Dufferin Street	KLM Planning Partners	Roy	Mason	Official Plan Conformity	1. The subject land is located at 9828 Dufferin Street. 2. The submission acknowledges the proposed zoning and notes that the lands may ultimately developed in accordance with the policies of the City's official plan. 3. Staff have reviewed this request and acknowledge this comment.
C52	10/27/2020	North side of Valley Vista Drive, east side of Dufferin Street	KLM Planning Partners	Roy	Mason	Proposed Zoning	1. The subject land is located at the north side of Valley Vista Drive and the east side of Dufferin Street. 2. The submission is acknowledges that the proposed zoning, included exception zone 899, is acceptable and are consistent with the previous zoning. 3. Staff have reviewed this request and acknowledge this comment. .

C52	10/27/2020	North side of Valley Vista Drive, east side of Dufferin Street	KLM Planning Partners	Roy	Mason	Site-specific Exception	<p>1. The subject land is located at the north side of Valley Vista Drive and the east side of Dufferin Street.</p> <p>2. The submission is acknowledges that the proposed zoning, included exception zone 899, is acceptable and are consistent with the previous zoning.</p> <p>3. Staff have reviewed this request and acknowledge this comment. .</p>
C52	10/27/2020	2067 & 2077 Rutherford Road and 696 Westburne Drive	KLM Planning Partners	Roy	Mason	Land Use Permissions	<p>1. The subject lands are located at 2067 & 2077 Rutherford Road and 696 Westburne Drive.</p> <p>2. The submission requests consideration of permitted uses for the subject lands as a result of the zoning change to GMU.</p> <p>3. The Project Team acknowledges this comment. The GMU zone is designed to provide for a full range of uses permitted by the VOP 2010.</p>
C52	10/27/2020	2067 & 2077 Rutherford Road and 696 Westburne Drive	KLM Planning Partners	Roy	Mason	Site-specific Exception	<p>1. The subject lands are located at 2067 & 2077 Rutherford Road and 696 Westburne Drive</p> <p>2. The submission requests consideration of permitted uses for the subject lands as a result of the zoning change to GMU.</p> <p>3.The Project Team acknowledges this comment. The GMU zone is designed to provide for a full range of uses permitted by the VOP 2010. The use of 'E' in the permitted use tables provides for legally existing uses to maintain and be replaced without becoming legal non-conforming.</p>
C52	10/27/2020	South Side of Highway 7, east of Pine Valley Drive and west of Marycroft Drive	KLM Planning Partners	Roy	Mason	Official Plan Conformity	<p>1. The subject land is located at the south side of Highway 7, east of Pine Valley Drive and west of Marycroft Drive.</p> <p>2. The submission is requesting consideration regarding the site specific exception application to the subject land.</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the site specific exception applicable to the subject lands as proposed through the Third Draft Zoning By-law.</p>
C46	10/28/2020	105 and 131 Four Valley Road	KLM Planning Partners	Roy	Mason	Transition	<p>1. The subject land is located at 105 Four Valley Road.</p> <p>2. The submission is requesting clarification regarding transition provisions.</p> <p>3. Staff have reviewed this request and acknowledge this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
C46	10/28/2020	105 and 131 Four Valley Road	KLM Planning Partners	Roy	Mason	Site-specific Exception	<p>1. The subject land is located at 105 Four Valley Road.</p> <p>2. The submission is requesting consideration for a site specfic exception.</p> <p>3. Staff have reviewed this request and acknowledge this comment. Active applications for re-zoning are subject to transition. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>

Email received on October 28, 2020	10/28/2020	North side of Woodbridge Ave and west of Kipling Ave	Larkin + Land Use Planners Inc.	Aaron	Gillard	Proposed Zoning	1. The subject land is located at the north side of Woodbridge Avenue and west of Kipling Avenue. 2. The submission is requesting consideration regarding the Utility (U) Zone applicable to the subject land. 3. Staff have reviewed this request. At this time, staff remain supportive of the Utility (U) Zone applicable to the subject lands as proposed by the Third Draft Zoning By-law.
C49	10/28/2020	241 Crestwood	Reena, Stakeholder relations	Fred	Winegust	Land Use Permissions	1. The subject land is located at 241 Crestwood. 2. The submission is requesting that "Assisted Living Facility", "Group Home/Congregate Care", and "Respite Care" uses be permitted through Parts 7 and 11 of the Draft Zoning By-law. 3. Staff have reviewed this request and acknowledge this comment.
C49	10/28/2020	241 Crestwood	Reena, Stakeholder relations	Fred	Winegust	Defined Terms or Definitions	1. The subject land is located at 241 Crestwood. 2. The submission is requesting that definitions be added to Part 3 of the Draft Zoning By-law for "Assisted Living Facility", "Group Home/Congregate Care", and "Respite Care". 3. Staff have reviewed this request and acknowledge this comment.
C49	10/28/2020	241 Crestwood	Reena, Stakeholder relations	Fred	Winegust	Mapping	1. The subject land is located at 241 Crestwood. 2. The submission is requesting that lands subject to exception zone 1100 be rezoned from Agricultural (A) to Major Institutional (I1). 3. Staff have reviewed this request and acknowledge this comment.
Email received October 29, 2020	10/28/2020	52 Forest Circle Court	Vaughanwood Ratepayers Association	Mary	Mauti	Proposed Zoning	1. The subject land is located at 52 Forest Circle Court. 2. The submission details Vaughanwood Ratepayers Association's position that the zoning of the "small areas between Islington and Wigowss Avenue on Highway 7" remain residential in nature. The submission notes the Association's opposition to intensification of these lands due to "geographical area" and "safety reasons along Highway 7". The submission further states that building height should "remain only for the built [sic] of a residential home". 3. Staff have reviewed this submission and note that the identified lands are subject to an active application under the Planning Act. Staff will therefore forward this comment to the appropriate City staff who are assigned to that file.
C58	10/28/2020	south of Highway 7, west of Jane St, north of Highway 407 and east of Highway 400	IBI Group	Stephen	Albanese	Official Plan Conformity	1. The subject land is located south of Highway 7, west of Jane St, north of Highway 407 and east of Highway 400 2. The submission is requesting that the VMC zone requirements be modified to align further with the Secondary Plan. 3. Staff have reviewed this request and acknowledge this comment. However, staff are of the opinion that the mapping proposed conforms to the Secondary Plan.
C58	10/28/2020	south of Highway 7, west of Jane St, north of Highway 407 and east of Highway 400	IBI Group	Stephen	Albanese	Transition	1. The subject land refer to on-going development applications in the Southwest Quadrant of the VMC Secondary Plan. 2. The submission is requesting clarification respecting transition. 3. Staff have reviewed this request and acknowledge this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.
C58	10/28/2020	south of Highway 7, west of Jane St, north of Highway 407 and east of Highway 400	IBI Group	Stephen	Albanese	Site-specific Exception	1. The subject land is located within the VMC Secondary Plan area. 2. The submission is requesting that the by-law reflect permissions of by-law 092-2020 and 052-2019. 3. Staff have reviewed this request and acknowledge this comment.

C58	10/28/2020	south of Highway 7, west of Jane St, north of Highway 407 and east of Highway 400	IBI Group	Stephen	Albanese	Other	<p>1. The subject land is located at the south side of Highway 7, west of Jane Street, north of Highway 407 and east of Highway 400.</p> <p>2. The submission is requesting changes to the updated parking rates.</p> <p>3. Staff have reviewed this request. At this time, staff remain generally supportive of the proposed parking rates, including implementing minimum parking rates, for the Vaughan Metropolitan Centre as proposed in the Third Draft Zoning By-law. However, the final draft amends the minimum residential parking from 0.6 spaces per dwelling to 0.4 spaces per dwelling unit.</p>
C58	10/28/2020	south of Highway 7, west of Jane St, north of Highway 407 and east of Highway 400	IBI Group	Stephen	Albanese	General or Specific Use Provisions	<p>1. The subject lands refer to "landmark locations" as shown in By-law 1-88, within the boundaries of the VMC Secondary Plan.</p> <p>2. The submission requests to carry forward landmark site permissions directly from 1-88 a.a.</p> <p>3. The Project Team acknowledge this comment. It is noted that the Landmark Locations from Schedule A2 of Zoning By-law 1-88 are not contemplated by the VMC Secondary Plan (rather reflecting the previously in effect Official Plan policies) and are therefore not proposed.</p>
C58	10/28/2020	south of Highway 7, west of Jane St, north of Highway 407 and east of Highway 400	IBI Group	Stephen	Albanese	Zone Standards	<p>1. The subject land is located at the south side of Highway 7, west of Jane Street, north of Highway 407 and east of Highway 400.</p> <p>2. The submission is requesting changes to the zone standards applicable to the subject land.</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the proposed zone standards for the Vaughan Metropolitan Centre (VMC) Zones, as proposed by the Draft Zoning By-law.</p>
C58	10/28/2020	south of Highway 7, west of Jane St, north of Highway 407 and east of Highway 400	IBI Group	Stephen	Albanese	Defined Terms or Definitions	<p>1. The subject land is located at the south side of Highway 7, west of Jane Street, north of Highway 407 and east of Highway 400.</p> <p>2. The submission is requesting reconsideration of specific defined terms or definitions.</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the defined terms, as proposed by the Draft Zoning By-law.</p>
C58	10/28/2020	south of Highway 7, west of Jane St, north of Highway 407 and east of Highway 400	IBI Group	Stephen	Albanese	Land Use Permissions	<p>1. The subject land is located at the south side of Highway 7, west of Jane Street, north of Highway 407 and east of Highway 400.</p> <p>2. The submission is requesting reconsideration of permitted land uses applicable to the subject land.</p> <p>3. Staff have reviewed this request. At this time, staff remain supportive of the permitted uses within the VMC Zones, as proposed by the Draft Zoning By-law.</p>
C58	10/28/2020	south of Highway 7, west of Jane St, north of Highway 407 and east of Highway 400	IBI Group	Stephen	Albanese	Proposed Zoning	<p>1. The subject land is located at the south side of Highway 7, west of Jane Street, north of Highway 407 and east of Highway 400.</p> <p>2. The submission requests reconsideration of the proposed zoning framework for the Vaughan Metropolitan Centre (VMC) zones to more appropriately implement the policies of the Vaughan Metropolitan Centre Secondary Plan.</p> <p>3. Staff have reviewed this request. At this time, the Project Team remain supportive of the proposed zoning framework for the Vaughan Metropolitan Centre (VMC) zones, which has been informed through extensive consultation with landowners, consultants, the public, and various City departments to develop a zoning framework that advances the City's plan for the VMC as envisioned by the VMCSPP.</p>

Email received October 28, 2020	10/28/2020	1150 Centre Street	Overland LLP	Christopher	Tanzola	Proposed Zoning	<p>1. The subject lands are located at 1150 Centre Street.</p> <p>2. The submission requests an update to the zoning by-law based on an LPAT order related to the subject lands</p> <p>3. The Project Team acknowledges this comment. The GMU zone offers a wide range of as-of-right permitted uses. Where the GMU zone is currently applied, mixed use development would require an application for rezoning. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
Email received October 28, 2020	10/28/2020	177-197 Woodbridge Ave	Overland LLP	Christopher	Tanzola	Transition	<p>1. The subject lands are located at 177-197 Woodbridge Ave.</p> <p>2. The submission requests that the by-law be updated to reflect the on-going LPAT hearing process respecting the subject lands.</p> <p>3. The Project Team acknowledge this comment and can confirm that Transition is applicable to re-zoning applications and Official Plan amendments required. The LPAT approval is subject to section 1.6 and will remain in effect until such time as a site specific by-law is brought forward with the full details of the site. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>
Email received October 28, 2020	10/28/2020	5317 Highway 7	Overland LLP	Christopher	Tanzola	Land Use Permissions	<p>1. The subject lands are located at 5317 Highway #7.</p> <p>2. The submission requests a review of permitted uses respecting the full range of uses described by VOP 2010, including residential uses.</p> <p>3. The City is supportive of the zones proposed as pre-zoning was not considered through this review/consultation. It is anticipated that a zoning by-law amendment may still be required to achieve the full range of uses contemplated by the VOP 2010. The zoning by-law can be more restrictive than the Official Plan, however, cannot be more permissive.</p>
Email received October 28, 2020	10/28/2020	5317 Highway 7	Overland LLP	Christopher	Tanzola	Site-specific Exception	<p>1. The subject lands are located at 5317 Highway #7.</p> <p>2. The submission agrees with the concept of carrying forward special provisions and uses from the existing by-law.</p> <p>3. The Project Team acknowledge this comment. The review itself considers conformity to VOP 2010.</p>
Email received October 28, 2020	10/28/2020	7887 Weston Rd	Overland LLP	Christopher	Tanzola	Transition	<p>1. The subject lands are located at 7887 Weston Road.</p> <p>2. The submission requests confirmation respecting Transition provisions (section 1.6).</p> <p>3. The Project Team acknowledge this comment. Section 1.6 directly addresses active development applications that have been deemed complete prior to the passing of the new Comprehensive Zoning By-law, including applications that remain before the LPAT. The City's intent is that those applications continue to their logical conclusion and the outcome will be consolidated into the new Comprehensive Zoning By-law at the appropriate time, but no later than five years from the passing of the Comprehensive Zoning By-law.</p>

Email received October 27, 2020	10/27/2020	7725 Jane Street	Davies Howe	Monica	Khemraj	Official Plan Conformity	1. The subject property is located at 7725 Jane Street. 2. The submission requests that the open space portion of the proposed zoned be amended to reflect current commercial uses on the lands that are zoned open space. 3. Staff have reviewed these comments and support the third draft. The OS portion of the lands are based on the approved Secondary Plan precincts. Staff have confirmed that the pre-zoning for the subject lands are in conformity with the Secondary Plan.
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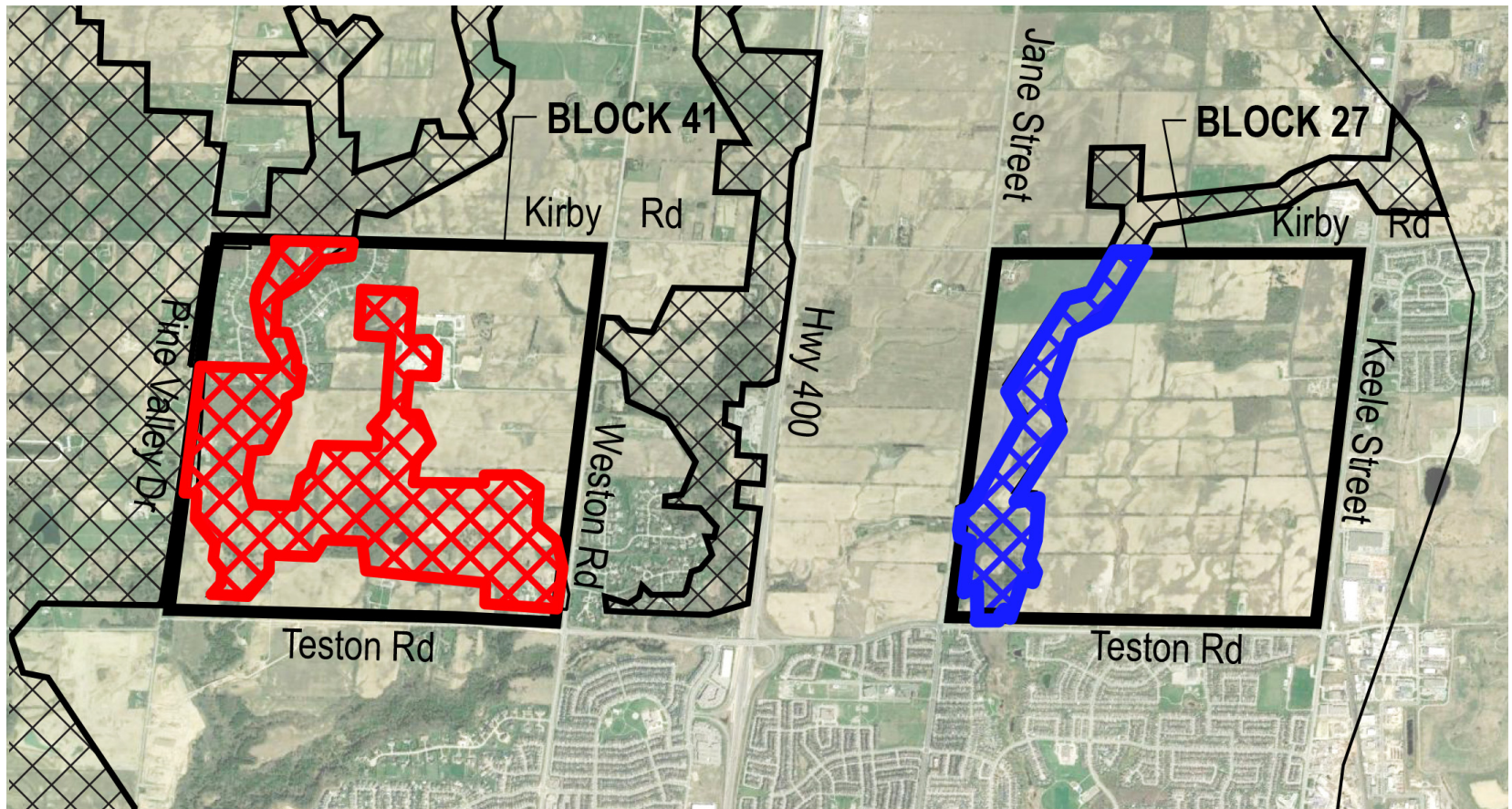
Regional Official Plan Amendment to Redesignate Greenbelt Fingers from Agricultural Area to Rural Area

Vaughan Committee of the Whole June 8, 2021




Presentation by Don Given

Communication : C 53
Committee of the Whole (2)
June 8, 2021
Item # 9

LOCATION



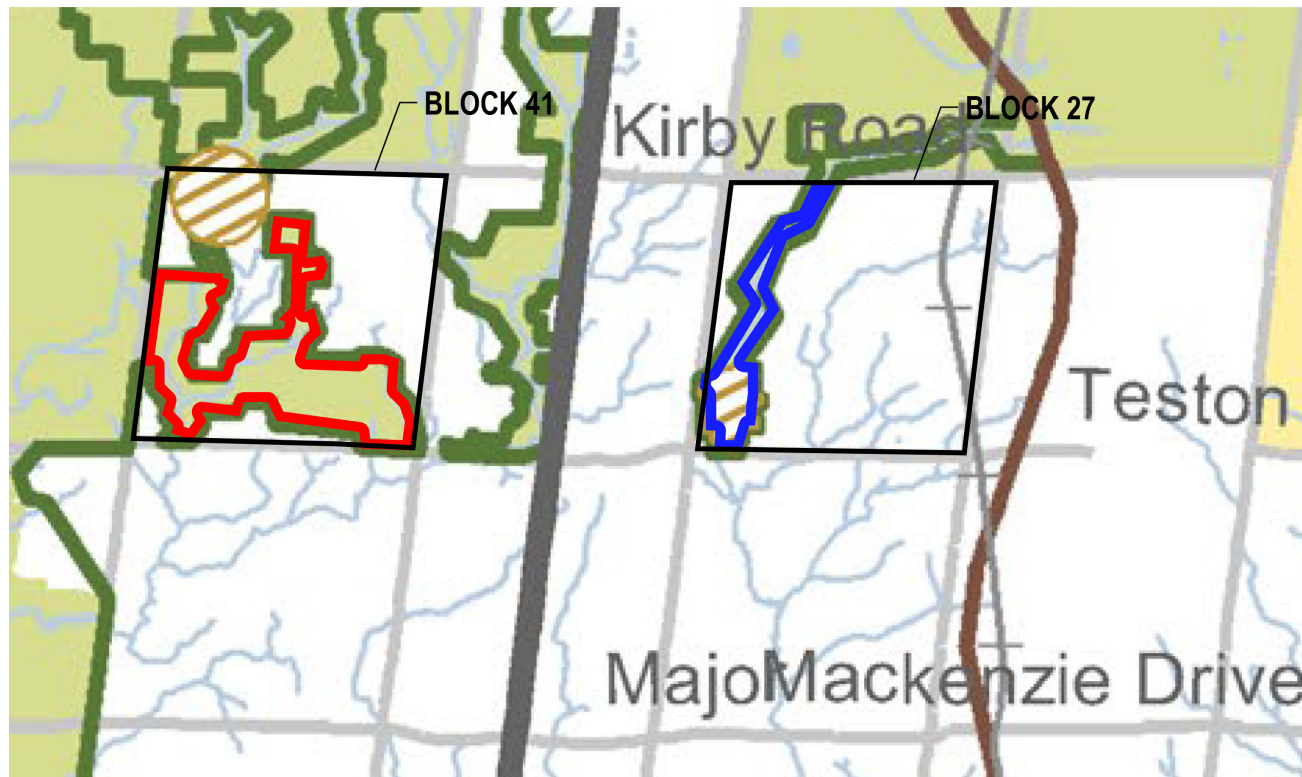
NEW COMMUNITY AREAS

-  Greenbelt Plan Area within Participating Blocks
-  Greenbelt Plan Area within Supporting Blocks
-  Greenbelt Plan Area



Google Earth, July 2018

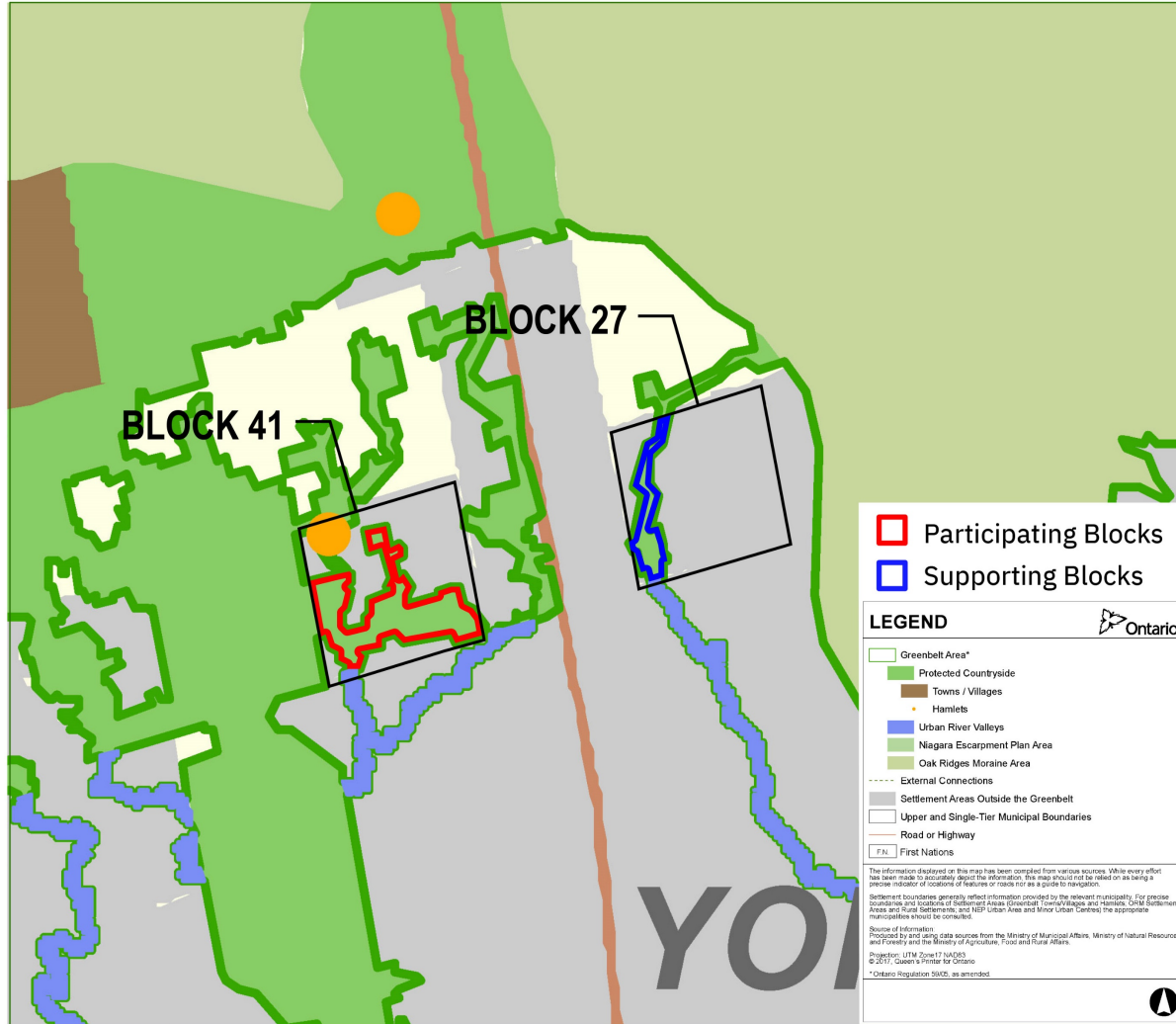
AREAS FOR REDESIGNATION TO RURAL AREA



MAP 8

**AGRICULTURAL and
RURAL AREA**

GREENBELT PLAN, 2017



greenbelt

PLAN 2017

**Schedule 1:
Greenbelt Area**

GREENBELT PLAN, 2017

3.3 Parkland, Open Space and Trails

3.3.1 Description

*A **system of parklands**, open spaces, water bodies and trails **across the Greenbelt** is necessary to provide opportunities **for recreation**, tourism and appreciation of cultural heritage and natural heritage. They serve as an important component of complete communities and provide important benefits to support environmental protection, improved air quality and climate change mitigation. This system currently supports a variety of **passive and active uses** as well as health, economic and other quality of life benefits within the Greenbelt.*

[...]

***Maintaining and expanding the supply of publicly accessible parkland, open space and trails is encouraged through strategic planning activities that identify, plan for and protect these resources for current and future generations.** The planning and activity associated with parkland, open space and trail uses should maximize the opportunity to co-operate with all landowners. This includes measures to prevent trespassing on farm properties to avoid risks to farm biosecurity and crop damage.*

(emphasis added)

GREENBELT PLAN, 2017

3.3.2 Parkland, Open Space and Trail Policies

The Province should, in partnership with municipalities, conservation authorities, non-government organizations and other interested parties:

- 1. Encourage the development of a system of publicly accessible parkland, open space and trails where people can pursue the types of recreational activities envisaged by this Plan, and to support the connectivity of the Natural Heritage System and the achievement of complete communities in settlement areas across the Greenbelt.***

3.3.3 Municipal Parkland, Open Space and Trail Strategies

For all lands falling within the Protected Countryside, municipalities should:

- 1. Provide for a full range of publicly accessible, built and natural settings for recreation, including facilities, parklands, open space areas, trails and water-based activities.***

(emphasis added)

GREENBELT PLAN, 2017

4.0 General Policies for the Protected Countryside

4.1 Non-Agricultural Uses

The rural lands of the Protected Countryside are intended to continue to accommodate a range of commercial, industrial and institutional (including cemetery) uses serving the rural resource and agricultural sectors. They are also intended to support a range of recreation and tourism uses such as trails, parks, golf courses, bed and breakfasts and other tourism-based accommodation, serviced playing fields and campgrounds, ski hills and resorts.

(emphasis added)

GREENBELT PLAN, 2017

4.1.1 General Non-Agricultural Use Policies

For non-agricultural uses, the following policies apply:

- 1. *Non-agricultural uses are not permitted in the specialty crop areas as shown on Schedule 2 and Schedule 3 of this Plan or within prime agricultural areas in the Protected Countryside, with the exception of those uses permitted under sections 4.2 to 4.6 of this Plan.***
2. *Proposals for non-agricultural uses must demonstrate that:*
 - a) *The use is appropriate for location on rural lands;*
 - b) *The type of water and sewer servicing proposed is appropriate for the type of use;*
 - c) *There are no negative impacts on key natural heritage features or key hydrologic features or their functions; and*
 - d) *There are no negative impacts on the biodiversity or connectivity of the Natural Heritage System.*
3. *With the exception of mineral aggregate operations, where nonagricultural uses are proposed on rural lands, the completion of an agricultural impact assessment should be considered.*

“Parkland Uses in the Greenbelt Protected Countryside

Parkland and recreational uses are permitted within the rural areas of the protected countryside within the Greenbelt Plan Area. These uses can be an important and essential element of complete communities and provide important benefits to support environmental protection, improved air quality and climate change mitigation (Policy 3.3.1). They provide essential recreational opportunities for Ontarians. There are many policies in the Greenbelt Plan which permit parkland and recreational uses within Protected Countryside. These policies could permit camping, golf courses, ski hills, hiking trails and larger parks or other recreational uses.”

(emphasis added)

YORK REGION POLICY DIRECTIONS REPORT

Dec 3, 2020

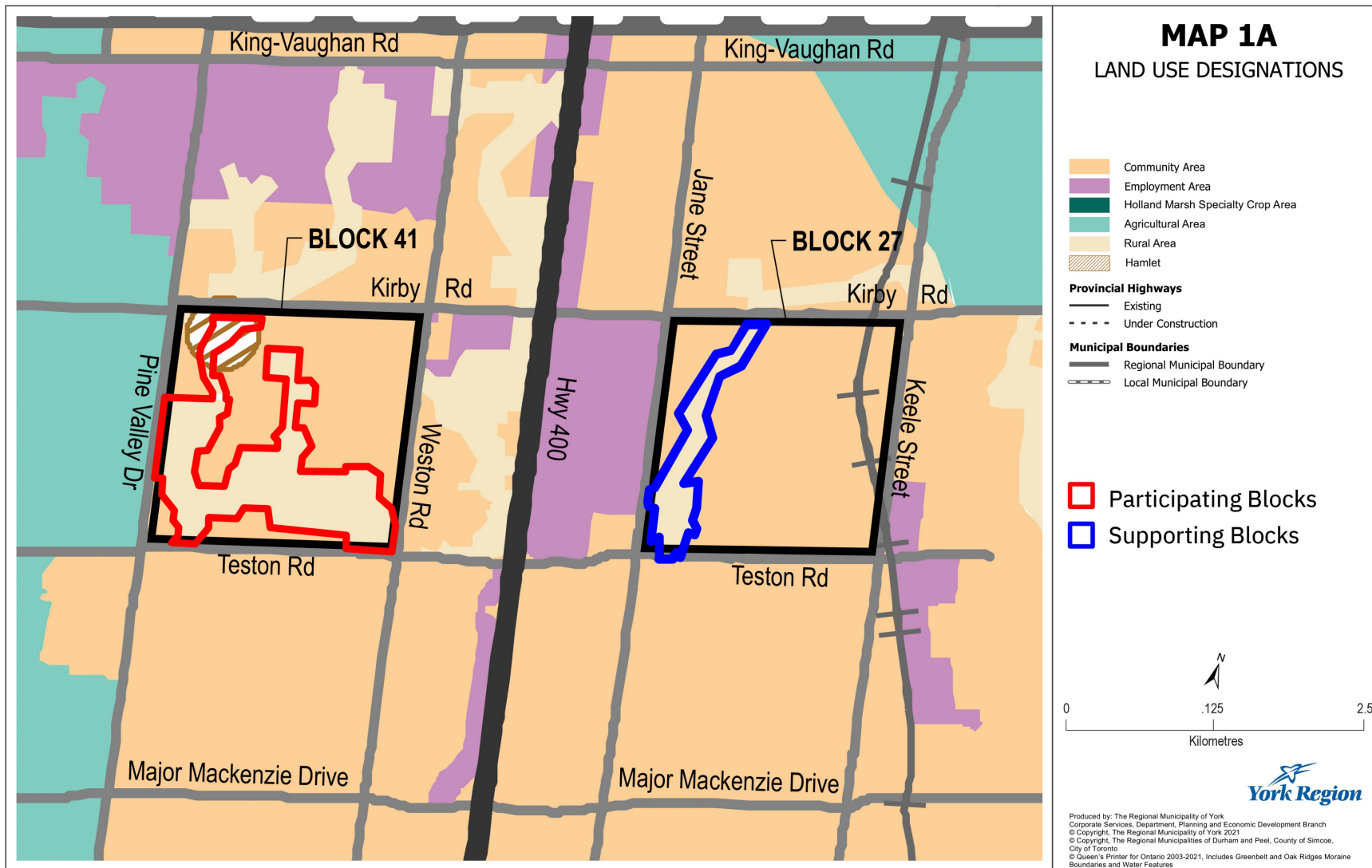
“A change to the current Agriculture policy designation is proposed for limited and narrow river valley lands that extend the Greenbelt into existing and future urban areas within Markham and Vaughan

There are a number of narrow, linear river valleys designated Protected Countryside in the Greenbelt (more commonly called Green Fingers) that extend into existing and future urban areas in Markham and Vaughan. These areas are currently designated Agriculture in the ROP (shown on Attachment 2). With the assistance of an agricultural consultant, analysis was undertaken to consider the long-term agricultural viability of these areas given their existing or future context abutting designated urban area lands.

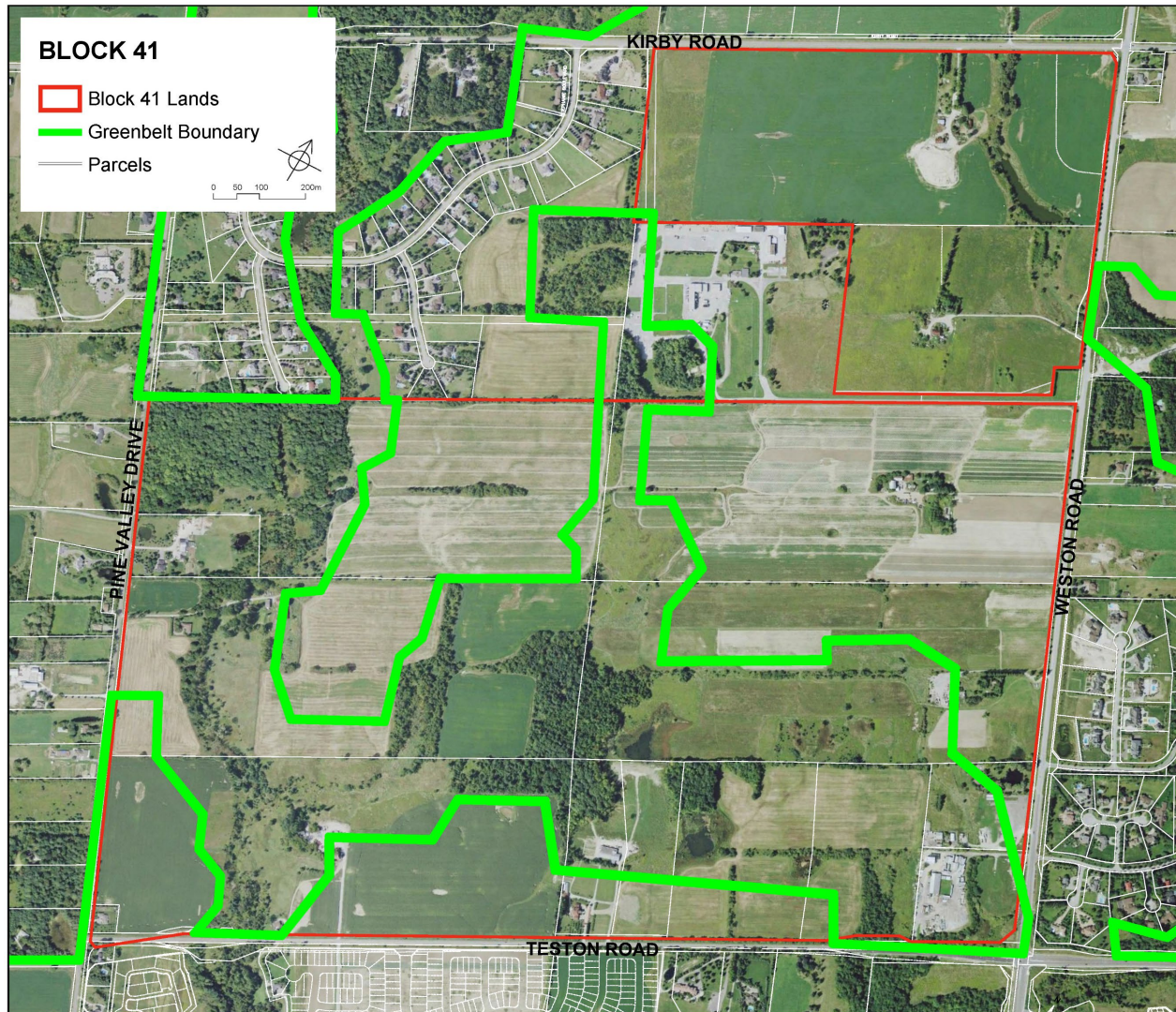
*With consideration of the consultant’s findings, which include support for a Rural designation for the majority of these areas, **staff are proposing a Rural or equivalent designation with permitted uses in line with and conforming to those permitted within the protected countryside of the Greenbelt Plan.** Policies will recognize the unique natural heritage values of these river valley features in their urban context; they are part of the Regional Greenlands System and contain key natural heritage/hydrologic features that will continue to be protected. Policy options are being assessed that balance the important environmental considerations and provide local planning flexibility within the changing context of these lands abutting new urban areas. The designation would allow for continuation of existing agricultural operations/ productive lands as appropriate for all of these river valley areas.”* (emphasis added)

YORK REGION POLICY DIRECTIONS REPORT

June 10, 2021



BLOCK 41, VAUGHAN



SUMMARY

- The Agricultural Area designation underlying the Greenbelt Plan should have been addressed as part the ROPA 2 & 3 processes.
- Greenbelt Plan policies permit parks, trails, and recreational uses within the Protected Countryside, outside of prime agricultural areas and outside of natural features and their vegetation protection zones.
- MMAH Staff have confirmed parkland and recreational uses are permitted within the rural areas of the Protected Countryside in their letter dated April 30, 2021.
- Regional Staff and the agricultural consultant have supported a Rural designation for the Greenbelt Fingers in the December 2020 and June 2021 Policy Directions Report.
- Maintaining an Agricultural Area designation within the Greenbelt Fingers will result in small fragmented parcels of land that cannot be cultivated.
- Redesignation of the Greenbelt Fingers to Rural Area would facilitate rural uses including parkland, trails, and recreational uses that support the development of a complete community.



ANY QUESTIONS?

DATE: June 7th, 2021

TO: Hon. Mayor and Members of Council

FROM: Michael Coroneos, CPA, CMA, Deputy City Manager, Corporate Services,
Chief Financial Officer & Treasurer

RE: **COMMUNICATION – Committee of the Whole (2)**
2021 Adoption of Tax Rates and Issuance of Property Tax Notices –
All Wards

Recommendation

To amend the total 2021 levy requirement for the City in the *2021 Adoption of Tax Rates and Issuance of Property Tax Notices – All Wards* report.
The recommendations on the report have not changed.

Background

That Council amend the report for the *2021 Adoption of Tax Rates and Issuance of Property Tax Notices – All Wards* in the Analysis and Options section to the following:

The City's budgetary requirement is \$219,378,883 (\$212,290,000 + \$7,088,883 for hospital) levied on just over \$107 billion in assessment. The 2021 levy requirements for Municipal, Regional, and Educational purposes are shown below:

	2021	
City of Vaughan	\$219,378,883	24.12%
Region of York	\$376,358,186	41.39%
Education-Province of Ontario	\$313,616,360	34.49%
Total	\$909,353,429	100.00%

The change will amend the 2021 levy requirement for the City from \$220 million to \$219 million in the Report Highlights section.

For more information, contact Maureen Zabiuk, Manager of Property Tax & Assessment, ext.8268

Respectfully submitted by



Michael Coroneos, CPA, CMA
Deputy City Manager, Chief Financial Officer & Treasurer

Joseph Brunaccioni
[REDACTED] Maison Parc Crt
Thornhill On
L4J 9K4
May 27, 2021

Communication : C 55
Committee of the Whole (2)
June 8, 2021
Item : Presentation 4

For the attention of:
City of Vaughan Clerk's Office
York Region Clerk's Office

I wish to bring the following to the attention of the Mayor, Members of Council, the three Regional Councillors and the appropriate York Region representatives. I request the issues identified in this letter be recognized at the next Vaughan and York Region Council Meetings and that a plan to address the issues be put into play.

I am a resident at [REDACTED] Maison Parc Condominium YRSCC 1109 and a director on its board. There are two other condominiums, [REDACTED] on Maison Parc CRT. The Four Elms Retirement Residence fronts on Steeles Ave. W and together we occupy the northeast corner of the Dufferin Steeles intersection.

I was made aware of two proposals earlier this year: the first from Tenblock Development and the second from First Capital Realty. They are identified by Toronto Zoning Amendment Application Numbers: 20 213392 NNY 06 OZ & 19 262484 NNY 06 OZ. Together they propose to redevelop the southeast corner of Dufferin and Steeles along the south side of Steeles to the West Don River Ravine pathway leading to the Lord G Ross Park in Toronto.

The struggle to get a response from representatives from the City of Vaughan and York Region regarding their position on development proposals on our border was unacceptable. It was eventually confirmed that comments if submitted do not include the impact they have on existing communities.

*I am seeking the City of Vaughan and York Region's support raising issue with the proposed construction. The proposed seven high-rise buildings would tower over the intersection and introduce a four-fold increase in the density of the area. **The City of Vaughan and York Region must formally advise Toronto of our concerns.***

*Furthermore, I request the departments in both the City of Vaughan and York Region responsible for inquiries/comments be better coordinated. **Comments returned should contain feedback from neighbourhoods that may be impacted.***

Developments should ensure the character and atmosphere of the existing neighbourhoods are enriched and not diminished. Both proposals miss the mark in that they will only affect the residents of Toronto, Vaughan and ultimately York Region in a negative way.

Background

The magnitude of changes proposed for the area disrespect the surrounding neighbourhoods. The impact on green spaces, the environment and thousands of citizens from Toronto and Vaughan/York Region who travel through the Dufferin and Steeles intersection will only be negative. While not technically in Vaughan, these developments are on the border between Vaughan's Ward 5 and Toronto's York Centre. Issues on either side of Steeles do not disappear at the Boarder but crossover and overlap. The flow of pedestrians, cyclists, transit, traffic, sun, shadows, water, sewage, and density are all intertwined. An important fact learned from the pandemic is that people are moving out of high-density areas. Cramming people into towers is not conducive to the quality of life that we should seek.

I have been in contact with the executive of the Toronto Ridgeway Ratepayers Association, York Centre's Councillor James Pasternak and Stephen Gardiner, the Senior Planner for the North York (Central Section) in the City of Toronto. In Vaughan, I have contacted and discussed the situation with the Brownridge, Lakeview Estates, Beverly Glen, Concord West and Glen Shields Ratepayer Associations, the management of the Four Elm Retirement Residence, the executive on the 1,2 and 8 Maison Parc Condo boards and many others in the City of Vaughan and York Region. For the record, I sought support from our Ward 5 Councillor, Alan Shefman. I understand others have approached him on these matters as well. While he replied to me in an email asking to be kept informed, he and his office have not responded or shown any further concern.

We are not opposed to development, but it must be efficiently managed and benefit the existing neighbourhoods. Clearly discussions on how our communities can successfully grow and welcome new residents without overwhelming emergency services, hospital facilities and the green space available are necessary. We cannot increase the traffic problems exponentially without severe consequences. Driving times north and south on Dufferin and east and west across Steeles must be improved. Imagine the traffic bottlenecks caused by these developments without proper coordination? The limited coordination between TTC and YRT services (as well as their lack of funding) adversely affects transit routes servicing this intersection right now.

Developers must be made aware that there is an expectation of a cooperative approach and exchange of ideas. What might be the proper formula to add density to this area? It must be more complete and collaborative. And if they are on our border the surrounding neighbourhoods must be involved start to finish.

Please review and advise me of the actions taken to respond to the items listed above.

Joseph Brunaccioni
Director YRSCC 109

This letter was attached to an email sent for the attention of the City and Region.

clerks@vaughan.ca
ClerkGeneralLine@york.ca

The following were cc'd

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maurizio.bevilacqua@vaughan.ca
ext. 8888

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Chief Administrative Officer

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Chief Planner, Planning and Economic Development



P-2174-2

June 7, 2021

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
Development Planning Department

Attn: Hon. Mayor Bevilacqua & Members of Council

**Re: Committee of the Whole (2) Report
Tuesday, June 8, 2021
Agenda Item 6.8
City-Wide Comprehensive Zoning By-law ("CZBL")
The Corporation of the City of Vaughan
1387700 Ontario Limited and Lindvest Properties (Pine Valley) Limited
City Files: 19T-19V006 & Z.19.037
Part of Lot 25, Concession 7, City of Vaughan
City Wide Comprehensive Zoning By-law Review**

64 Jardin Drive, Unit 1B
Concord, Ontario
L4K 3P3
T. 905.669.4055
F. 905.669.0097
klmplanning.com

**Communication : C 56
Committee of the Whole (2)
June 8, 2021
Item # 8**

Hon. Mayor Bevilacqua & Members of Council,

KLM Planning Partners is pleased to submit the following on behalf of our client, 1387700 Ontario Limited and Lindvest Properties (Pine Valley) Limited c/o Zzen Group with respect to the above noted lands (the "Subject Lands"). We have reviewed the Committee of the Whole (2) Report and recommendation with respect to the above noted agenda item and we are concerned that the proposed City-wide Comprehensive Zoning By-law does not address our concerns.

While we have been thankful for the opportunity to consult and engage with City staff, we currently do not feel as though the concerns we have raised have been satisfactorily resolved and that it is appropriate that the CZBL be approved in its current form. City staff have received our written submissions and we have had a subsequent meeting with staff to reiterate our concerns on February 18th 2021 and we had understood that provisions would be made to address our concerns regarding transition.

The concerns we have expressed to staff are driven by our client's position of having an approved draft plan of subdivision with an approved implementing zoning by-law amendment which is not registered and all building permits have been obtained. Furthermore, our client has relied on By-law 1-88, as amended in designing, marketing and the sale of dwellings. The zoning By-law amendment application for the Subject Lands which amends the provisions of By-law 1-88 conforms to the Vaughan Official Plan 2010, represent good planning and was approved by Vaughan Council. We are

not satisfied that the new provisions will allow the registration and issuance of building permits for these lots as permitted in By-law 1-88, as amended.

With respect to the Exception Zones section of the CZBL, we do not feel it is appropriate that the exceptions that were originally intended to amend the provisions of By-law 1-88, be applied to the base zone requirements of the CZBL which has different provisions, additional provisions and different definitions than By-law 1-88.

With respect to the Transition clauses of the CZBL, we do not believe the provisions will ensure draft approved plans of subdivision that have not been registered and where building permits have not been obtained will be exempt, allowing the existing approved implementing zoning by-laws to govern.

It would be our preference that the Subject Lands be left out of CZBL and that said lands be governed by Zoning By-law 1-88 until such time as the plan of subdivision is registered and building permits for all lots and blocks have been successfully obtained. To that end, we believe By-law 1-88 should not be repealed; rather, lands which would be subject to the new CZBL could simply be removed from By-law 1-88 while the above noted lands shall remain within and be subject to the provisions of By-law 1-88, as amended. Alternatively, additional clear transition provisions are required that specify that the existing approved zone categories, exceptions and all provisions of By-law 1-88, as amended, continue to apply.

Based on the foregoing, we would request that Committee and Council not include in the resolution, as recommended by staff, that By-law 1-88, as amended, be repealed and that they direct the above changes before the adoption of the CZBL and direct these requested changes prior to adoption. In addition, we request further notice of future Committee or Council meetings and future notice of adoption of the CZBL.

Sincerely,

KLM PLANNING PARTNERS INC.



Mark Yarranton, BES, MCIP, RPP
PRESIDENT

Cc: Sam Speranza, Zzen Group
Joseph Sgro, Zzen Group
Frank Palombi, Lindvest
Brandon Correia, City of Vaughan

**Communication : C 57
Committee of the Whole (2)
June 8, 2021
Item # 21**

From: IRENE FORD [REDACTED]
Sent: Monday, June 07, 2021 11:34 AM
To: Clerks@vaughan.ca
Cc: Marilyn lafrate <Marilyn.lafrate@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Tony Carella <Tony.Carella@vaughan.ca>; Alan Shefman <Alan.Shefman@vaughan.ca>; Sandra Yeung Racco <Sandra.Racco@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; Mario Ferri <Mario.Ferri@vaughan.ca>; Gino Rosati <Gino.Rosati@vaughan.ca>; Maurizio Bevilacqua <Maurizio.Bevilacqua@vaughan.ca>
Subject: [External] Ward Boundary Review

Vaughan Council,

I am resending my letter from Council's May 5th Special Committee of the Whole meeting. At this meeting members of Council's acknowledged issues with the scope and structure of the current ward boundary

study. It was incredibly disappointing that Council recognized issues, in particular that increasing Regional representations will occur at the expense of local representation, but did not take any course of action to rectify this issue that would enhance and ensure Vaughan residents have fair and effective representation to uphold the 'fundamental principles of democracy'.

To not do anything today would be seen as pushing this problem off yet again to the next term of Council and committing Vaughan residents to a system of representation that is not representative, fair or effective because representation is skewed too far towards broader city-wide interests and local interests which have been underrepresented for years will be further compounded.

Whatever action Vaughan Council chooses to take must clearly articulate and include all voting members; Regional and Local Councillors. Residents are asking for a clearer and more understandable delineation between Local and Regional Councillors to understand roles and responsibilities and create greater accountability for Regional Councillors.

While Vaughan may have added another Regional Councillor this representation is meaningless if the citizens they represent do not understand the role and responsibilities of Regional Councillors.

Since the May 5 meeting I have asked the Clerk repeatedly for the by-law or authority in which Council decided that Regional Councillors are elected at large. I have not received a response. I have also asked repeatedly why some Regional Councillors have adopted a title of Local and Regional Councillor. I have not received a response. We will have 5 members of Council elected at large this means that Vaughan residents will be asked to educate themselves and vote for 6 people for Vaughan Council it does not seem accountable or reasonable and a system that will perpetuate voting by name recognition. Whereas if Regional Councillors were voted in by ward this would prove to be a much more accountable system for voters, create greater accountability to and assist residents in having a better understanding of who represents them at the Region. This will also be a solution that does not require additional costs for salary or offices by adding another local councillor.

Right now if I have a Regional issue do I reach out to three Regional Councillors, do I expect responses from three Regional Councillors? How do I know which one to reach out to, which one will respond? Why do they call themselves local and regional councillors when we already have local councillors elected by ward?

As concluded by the consultant resident's are frustrated and Vaughan's representation is no longer working (refer to pg. 24):

"Throughout the public consultations for the WBR, the Consultant Team heard that there is a desire to add an additional local councillor and that considerable confusion over the roles and responsibilities of Local and Regional Councillors remains among some segments of the community. As the community grows, it is natural for Vaughan council to want to address these issues, potentially exploring adding an additional local councillor or clarifying either the scope of responsibilities of Local and Regional Councillors or their accountability relationship with the community. Selecting either of the final options contained in this report does not preclude council from making decisions in the future around the composition of council or the role of Local and Regional Councillors. Council has the ability to proactively address the growing disparity between wards now, while making decisions about the composition of

council in the future.”

My request to speak form is also attached.

Thank you,
Irene Ford

City of Vaughan City-wide Comprehensive Zoning By-law Review

Committee of the Whole

June 8th, 2021

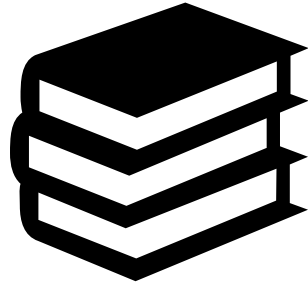
Overview

1. Project Timeline
2. Purpose of the Zoning By-law Review
3. Public Consultation
4. Final Comprehensive Zoning By-law
5. Key Highlights
6. Actions Taken Since Statutory Public Meeting

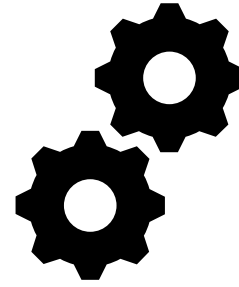
Project Timeline

1. **2010:** The City adopts a new Official Plan
2. **2017:** WSP was retained to prepare a new City-wide comprehensive Zoning By-law and implement the policy directives of the VOP 2010
3. **2017-2018: Phase 1** included the Zoning Strategy Report and the first round of community engagement
4. **2019-2020: Phase 2** included the first, second and third drafts of the draft Zoning By-law, as well as the Statutory Public Meeting
5. **2021: Phase 3** seeks approval of the Final Zoning By-law

Purpose of the Zoning By-law Review



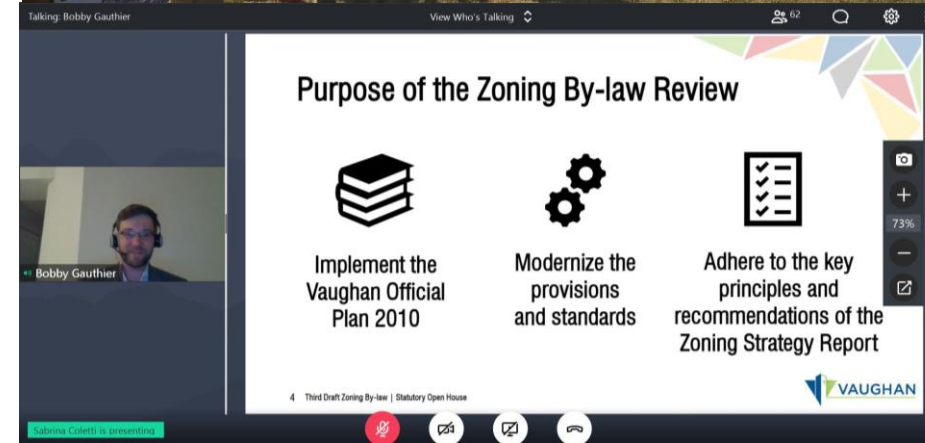
**Implement the 2010
Vaughan Official Plan**



**Modernize the
provisions
and standards**

Public Consultation

- 15 Ward Based Open Houses
- 3 “Pop Up” Events
- Meetings with Steering Committee
- Meetings with SAG
- ZoneVaughan.ca
- Interactive map
- e-Blasts
- 400+ public comments
- Statutory Public OH/Meeting
- 88 statutory communications

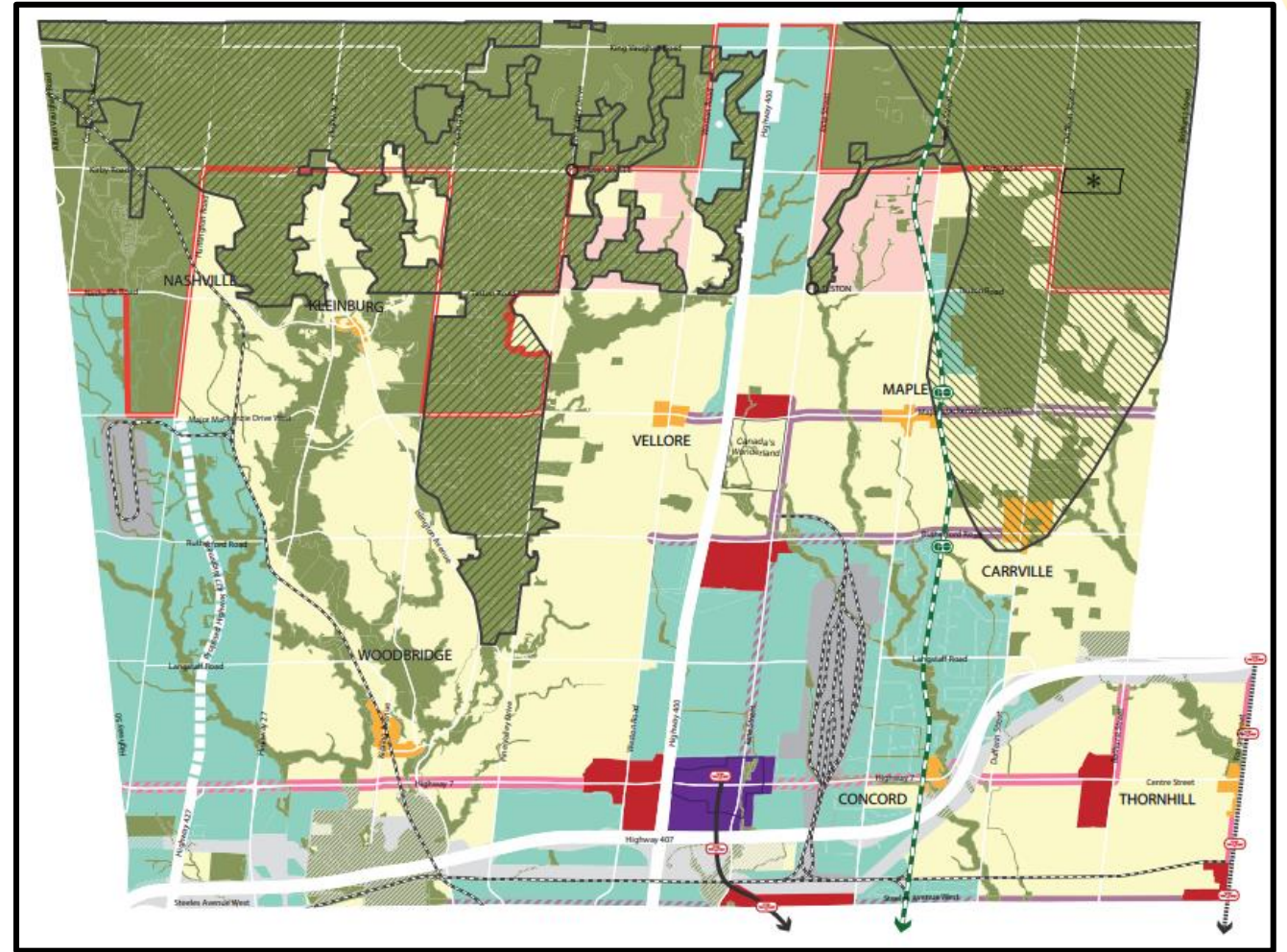


Final Comprehensive Zoning By-law

- The Zoning By-law is organized into 15 concise and distinct chapters that make it easy to navigate, administer and interpret
- Schedule A establishes the zone mapping
- Schedules B-1 through B-6 are established as follows:
 - B-1: Vaughan Metropolitan Centre – Special Provisions
 - B-2: Wellhead Protection Areas
 - B-3: Woodbridge Special Policy Area
 - B-4: TRCA Regulated Area
 - B-5: TransCanada Pipeline and Facilities

Key Highlights

- Implement the City structure as contemplated by VOP 2010



Key Highlights

- Transition provisions that treat previous and on-going site specific approvals under By-law 1-88
- Modernized and updated the parking and loading requirements
- Reviewed and updated nearly 1,500 exception zones

1387) Notwithstanding the provisions of:

- Subsection 3.8 g) respecting Parking Requirements;
- Subsection 3.9 a) respecting Loading Space Requirements;
- Subsection 3.13 respecting Minimum Landscaped Area;
- Subsection 5.1.2 (b) respecting Open Storage;
- Schedule "A" respecting the zone standards in the C2 General Commercial Zone;

The following provisions shall apply to the lands shown as "Subject Lands" on [Schedule "E-1514"](#):

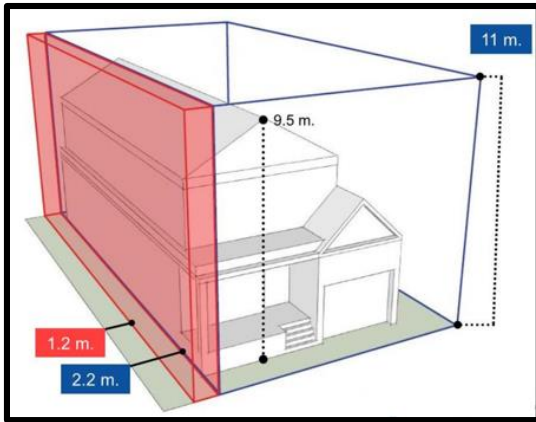
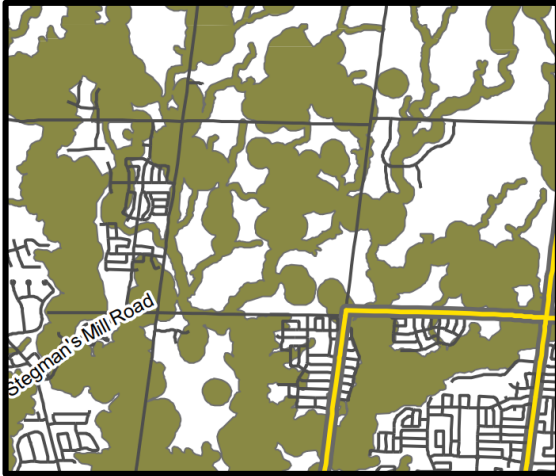
- The minimum width of the joint ingress and egress driveway on Hilda Avenue shall be 10.17 metres;
- The inventory roof top parking area shall be accessed by a vehicle lift;
- Loading spaces are not required, the loading and unloading of vehicles shall only take place in the loading area shown on [Schedule "E-1514"](#);
- A minimum of 9.4% of the lot area shall be used for no other purpose than landscaping;
- A 0.40 metres wide landscaping strip shall be provided along a portion of the lot line that abuts Hilda Avenue;
- The storage of automobiles for sale may take place in any designated parking area, and parking, for inventory purposes only, may take place on the roof top parking area;
- The maximum lot coverage shall be 33.5%;
- The maximum building height shall be 12.6 m.

↑
Old Format of
site-specific
exceptions

New format of
site-specific
exceptions →

Exception Number 1016	Legal Description: 228-238 Steeles Avenue West
Applicable Parent Zone: HMU, OS1	
Schedule A Reference: 19	Figure E Link (if applicable)
By-law / Tribunal Decision Reference	Figure T Link (if applicable)
14.1016.1 Lot and Building Requirements	
1. The following provisions shall apply to the lands shown as Subject Lands on Figure E-1514:	
a. The minimum width of the joint ingress and egress driveway on Hilda Avenue shall be 10.17 m;	
b. A minimum of 9.4% of the lot area shall be used for no other purpose than landscaping;	
c. A 0.40 m wide landscaping strip shall be provided along a portion of the lot line that abuts Hilda Avenue;	
d. The maximum lot coverage shall be 33.5%; and,	
e. The maximum building height shall be 12.6 m.	
14.1016.2 Parking	
1. The following parking requirements shall apply to the lands shown as Subject Lands on Figure E-1514:	
a. The inventory roof top parking area shall be accessed by a vehicle lift; and,	
b. The storage of automobiles for sale may take place in any designated parking area, and parking, for inventory purposes only, may take place on the roof top parking area.	

Key Highlights



- Incorporation of the TRCA regulated area
- Establishes minimum amenity area requirements that are consistent with best practice
- Conserves the character of established neighbourhoods

Key Highlights

- Streamlined, accessible and contemporary document

7.0 RESIDENTIAL ZONES

7.1 List of Residential Zones

For convenience, Table 7-1 identifies the Residential Zones established in accordance with Part 2 of this By-law.

Table 7-1: List of Residential Zones

Zone Name	Zone Symbol(s)	Purpose of the Zone
Estate Residential Zone	RE	Detached residential dwellings on 45.0 m wide lots
First Density Residential Zone	R1, R1A, R1B, R1C, R1D, R1E	Detached residential dwellings on 18.0 m - 30.0 m wide lots
Second Density Residential Zone	R2, R2A	Detached residential dwellings on 15.0 m wide lots
Third Density Residential Zone	R3, R3A	Detached residential dwellings on 12.0 m wide lots
Fourth Density Residential Zone	R4, R4A	Detached and semi-detached residential dwellings generally on 7.5 - 9.0 m wide lots
Fifth Density Residential Zone	R5, R5A	Detached and semi-detached residential dwellings generally on 6.0 - 9.0 m wide lots
Townhouse Residential Zones	RT1, RT2	A range of ground-related townhouse dwellings
Multiple Unit Residential Zone	RM1, RM2, RM3	Apartment dwellings and various types of townhouse dwellings

7.2 Regulations for the RE, R1, R2, R3, R4 and R5 Zones

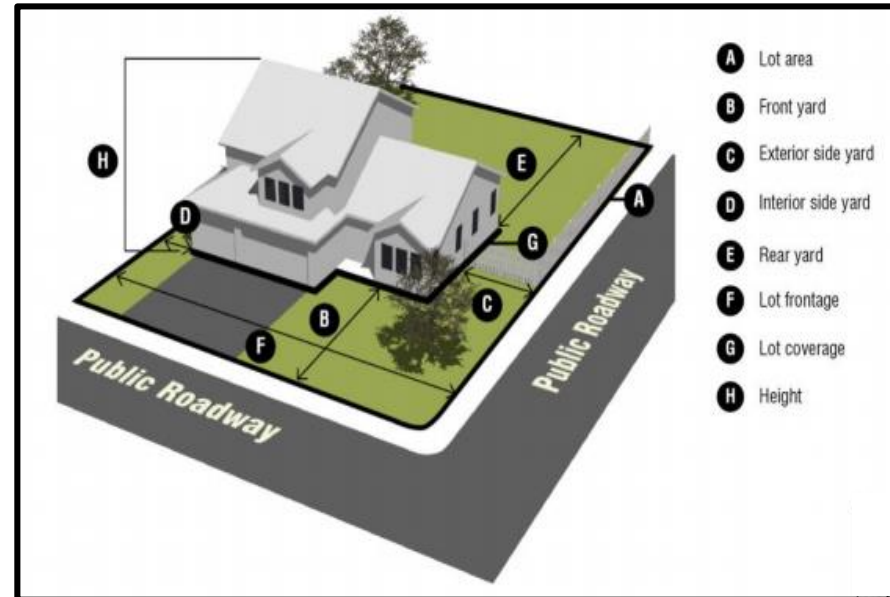
7.2.1 Permitted Uses in the RE, R1, R2, R3, R4 and R5 Zones

Table 7-2: Permitted Uses in the RE, R1, R2, R3, R4 and R5 Zones

	RE	R1	R2	R3	R4	R5
Residential Uses						
Independent living facility	•	•	•	•	•	•

Third Draft | September 2020 | 101

Document Wayfinding and Design



Non-operative Illustrations

“Legal non-conformity” refers to situations where land or buildings are being used for a purpose which is no longer in compliance with this new By-law. This can occur where a use was legally established under a previous Zoning By-law, but this By-law has been updated in a manner that no longer permits the use. This By-law allows a legal non-conforming use to continue. However, an expansion of a non-conforming use may require a minor variance or zoning by-law amendment application.

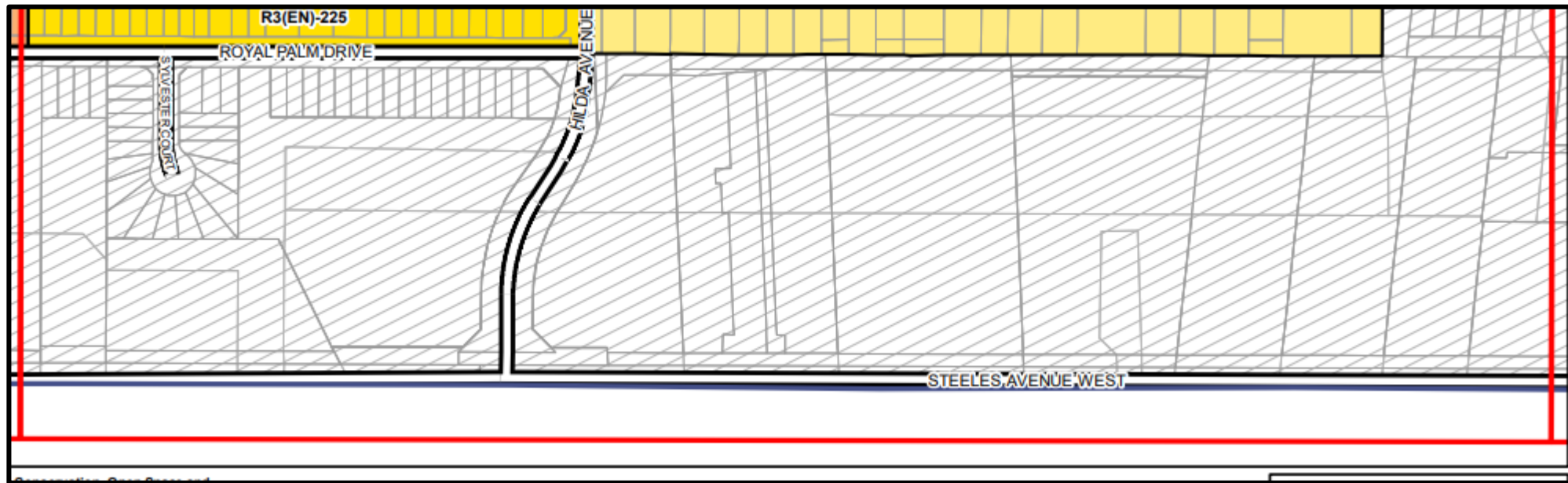
Non-operative Notations

Actions Taken Since Statutory Meeting

- One-on-one meetings as requested by members of the public, agencies and landowners
- Scoped refinement to the Zoning By-law based on input from staff, landowners, agencies, and the public
- Review of the exception zones based on clarifications offered by land owners and to capture recently approved applications

Actions Taken Since Statutory Meeting

- By-law 1-88 will continue to apply to the Yonge Steeles Centre Secondary Plan area



Thank you

A photograph of a modern, multi-story building interior. The image shows a large staircase with wooden steps and glass railings on the left side. Several levels of the building are visible, with glass railings and walkways. People are seen walking on different levels. The lighting is bright, and the architecture is contemporary.

York University Medical School

Vaughan City Council
June 8, 2021

RHONDA LENTON, PRESIDENT & VICE-CHANCELLOR

C59
Communication
CW (2) – June 8, 2021
Item# - 22

York University School of Medicine

York University is keeping more people healthier longer through a different approach to health education and research



York University will be submitting a proposal to the Ministry of Colleges and Universities and the Ministry of Health for a new kind of Medical School based on an integrated approach to health and healthcare promoting care beyond the walls of hospital facilities.

Our Vision for York University's School of Medicine



Our vision for York's School of Medicine aligns with the Province's focus on integrated and preventive health care focusing on training family and community doctors and enhancing health and healthcare in under-resourced and underserved communities.

York's new School of Medicine will:

- improve the health and well-being of individuals, communities and populations by including an understanding of the social and economic determinants of health
- improve the healthcare system — its performance, efficiency, effectiveness, and integration — through an interdisciplinary and interprofessional model
- enhance illness prevention, assessment, diagnostics, treatment care, and rehabilitation

Innovative Curriculum Shaping Health Education

Our innovative and groundbreaking curriculum will produce physicians equipped to:

- address health inequities
- make greater use of technology
- address the structural problems facing the healthcare system
- promote meaningful collaborations across healthcare professions to advance a preventive and community-based approach to medicine

With the potential for a bridging option for internationally educated physicians.



York's Academic Strengths



Our range of programs inform an integrated understanding of healthcare and well-being that extends beyond the traditional acute medical care education delivered by many other university programs.

York University offers a range of bachelor and graduate degrees in health-related fields, including:

- One of Canada's largest Nursing and Nurse Practitioner programs
- Psychology
- Kinesiology and Health Sciences
- Health Studies
- Health Policy and Management
- Health Informatics
- Critical Disability Studies
- Global Health
- Social Work
- Neuroscience

Our Schulich School of Business, Faculty of Liberal Arts & Professional Studies, and Lassonde School of Engineering also offer cutting-edge health-related programming.



York's Research Strengths & Successes

AREAS OF RESEARCH

- › **Global Health**
- › **Aging**
- › **Muscle Health**
- › **Diabetes**
- › **Vision**
- › **Neuroscience**
- › **Bullying**
- › **Autism**
- › **Anti-Microbial Research**
- › **Disease Modelling**
- › **Data Visualization**
- › **Advanced Robotics**
- › **Wellness & Technology**

RECENT RESEARCH SUCCESSSES

- › Receiving Canada's premiere grant for world-leading vision research: VISTA is a **\$120M** collaborative program that advances vision science with widespread applications for visual health and technologies.
- › Receiving **\$15M** from FedDev to support health tech research through the Health Ecosphere.
- › Spearheading COVID-related research: the One Health Network for the Global Governance of Infectious Diseases and Antimicrobial Resistance (GGRID) for **\$2.5M** and the pan-Canadian, Emerging Infectious Disease Modelling network Mathematics for Public Health for **\$3M**.



Why York Region?

- York Region is growing, with a population forecast to reach approximately 2.02 million by 2051.
- It is located within the Central Region Local Health Integration Network (LHIN), which has the highest number of residents and is among the most diverse of all the LHINs.
- Central LHIN is one of the fastest growing LHINs, with the largest number of seniors over the age of 65 (305,470).
- By 2035, Central LHIN is projected to have more than half a million seniors (563,279), making up 22.4% of the population.
- Central LHIN has the highest number of births in the province and the highest mean life expectancy.



The GTA is the only large metropolis in North America with only one medical school.



Why Vaughan?

York University + Mackenzie Health

Together, we are leading a community-focused health collaboration that aims to enhance health services, training of highly qualified personnel, research and innovation, and healthier outcomes for York Region residents.

Vaughan Health Care Precinct

The City of Vaughan, York University, Mackenzie Health, and ventureLAB are working together to create a new health care precinct that brings healthcare, innovation, and jobs to the lands surrounding the Cortellucci Hospital.



- A medical school is an opportunity to advance the vision for a fully integrated healthcare, education, and research innovation cluster with a focus on health equity from the ground up.
- The school will leverage benefits from existing transit infrastructure to connect with the Vaughan community and communities across York Region and the northern GTA.
- The City of Vaughan has embraced local growth to increase its profile and boost employment. A medical school aligns with this vision.





Building Momentum and Support

MACKENZIE HEALTH

“Mackenzie Health is proud to partner with York University to advance the delivery of health care in York Region by supporting plans for a new School of Medicine in the GTA. A new medical school, coupled with our shared commitment and ongoing collaboration with York University to further health research, programming, education and more, will allow us to build capacity together to improve the health and well-being of our communities for generations to come.”

— **Altaf Stationwala, President and CEO, Mackenzie Health**

NORTH YORK GENERAL HOSPITAL

“North York General Hospital is excited to support York University’s vision for a School of Medicine and to expand our partnership to meet our growing community’s health needs. With its commitment to interdisciplinary practice and focus on the social determinants of health, York University is positioned to play an even greater role in promoting healthy communities across the GTA.”

— **Karyn Popovich, President and CEO, North York General Hospital**

SOUTHLAKE REGIONAL HEALTH CENTRE

“Southlake is supportive of York University’s plans for a School of Medicine. Educating the next generation of physicians and physician leaders is critically important. As the province’s healthcare system transforms to focus on integrated care delivered by Ontario Health Teams, York University’s respected approach to interdisciplinary education can help enable the shift in mindset required to support the adoption of a population health management approach in Ontario.”

— **Arden Krystal, President and CEO, Southlake Regional Health Centre**

MARKHAM STOUFFVILLE HOSPITAL

“This unique model aligns well with our hospital’s vision of providing care beyond our walls with a commitment to serve the community beyond the boundaries of our physical facilities. We know that a more integrated and preventive model for healthcare leads to greater health equity for our diverse communities and all of the patients and families we care for.”

— **Jo-anne Marr, President and CEO, Markham Stouffville Hospital**



Next Steps

SUBMIT PROPOSAL
FOR YORK
UNIVERSITY'S
SCHOOL OF
MEDICINE



CONTINUE TO
ADVOCATE TO THE
PROVINCE TO
DEMONSTRATE THE
NEED FOR A
MEDICAL SCHOOL IN
YORK REGION



COLLABORATE WITH
THE CITY OF
VAUGHAN TO SECURE
A SUITABLE
LOCATION

A photograph of a modern, multi-story building interior. The space is characterized by a large, wide staircase with brown carpeted steps and glass railings. Several levels of walkways with glass railings are visible, creating a sense of verticality. People are seen walking on these levels, adding a sense of scale and activity. The architecture features clean lines, white walls, and a grid-like ceiling structure. The entire image is framed by a thick red border.

Thank You

Appendix 1: About York University



York's vision is to provide a broad sociodemographic of students with access to a high-quality education at a research-intensive University that is committed to enhancing the well-being of the communities we serve.

We focus on global and experiential education for the 21st century that transforms teaching into learning, research into discovery, and service into citizenship.

We champion diversity and inclusion; embrace differing perspectives, peoples, and ways of knowing; and foster global fluencies and cross-cultural knowledges.

Appendix 2: Key Facts

- Canada has among the lowest number of practising physicians by population, compared to other OECD countries, ranking 29th out of 33, with a ratio of 2.74/1,000 compared to the world average of 3.5/1,000.
- Ontario ranks 8th out of 12 provinces/territories in physician-to-population ratio.
- At present, more than 1.3 million Ontarians still do not have regular access to primary care.





City of Vaughan Ward Boundary Review (WBR)

Final Report, June 8 2021
Jack Ammendolia, Dr. Robert Williams & Dr. Zachary Spicer

Project Summary



The study began in the Fall of 2020. Watson & Associates, in association with Dr. Robert Williams, Dr. Zachary Spicer and ICA Associates was the consultant team selected to conduct this review on behalf of the City.



Research/Information Gathering/Interviews with Council & Staff



Population Forecasting/Technical Analysis/Evaluation Of Existing Wards



Development Of Preliminary Ward Boundary Options



Public Engagement (i.e. surveys, information sessions, webpage)

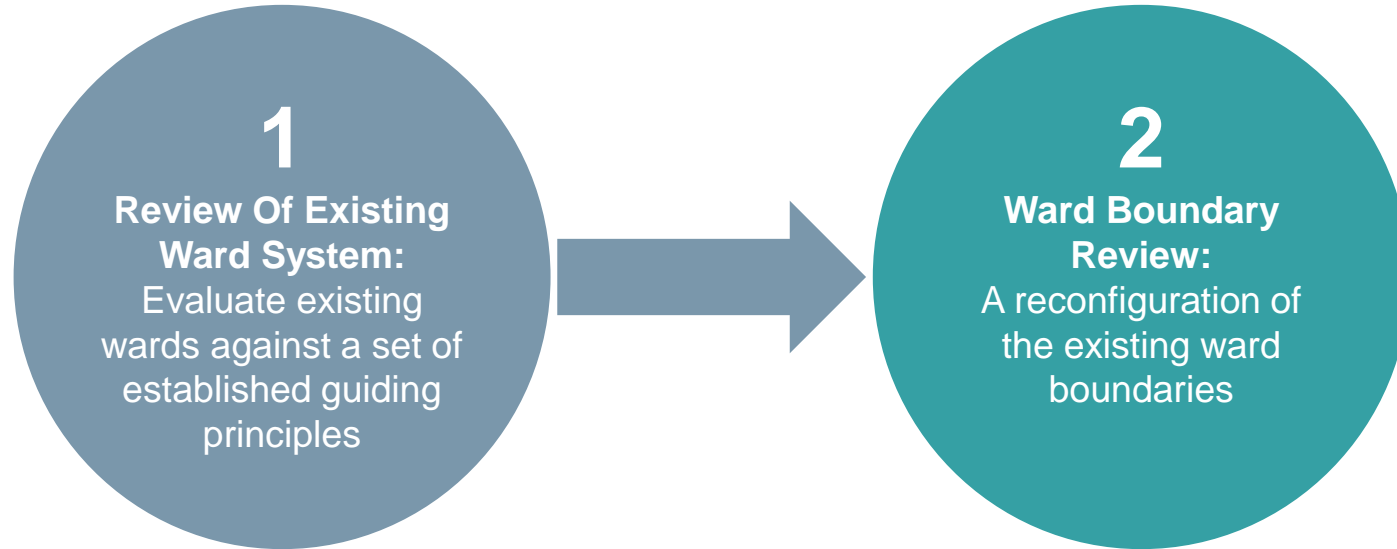


Reports (Discussion Paper, Interim Report, Final Report)



Council meeting

2 Phase Study



Public Engagement



A Comprehensive Public Engagement Strategy Was Employed

1. Dedicated public engagement webpage and platform: ~7,000 visits

2. Surveys: ~ 690 responses

3. Social media engagement: Close to 14,000 people reached

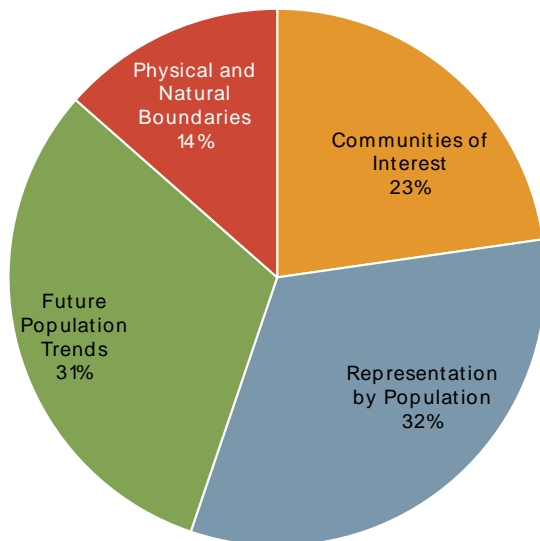
4. Public consultation sessions: Virtual Public Information Sessions (recordings of session on website)

5. Interviews, direct community outreach, print ads, articles, and signage

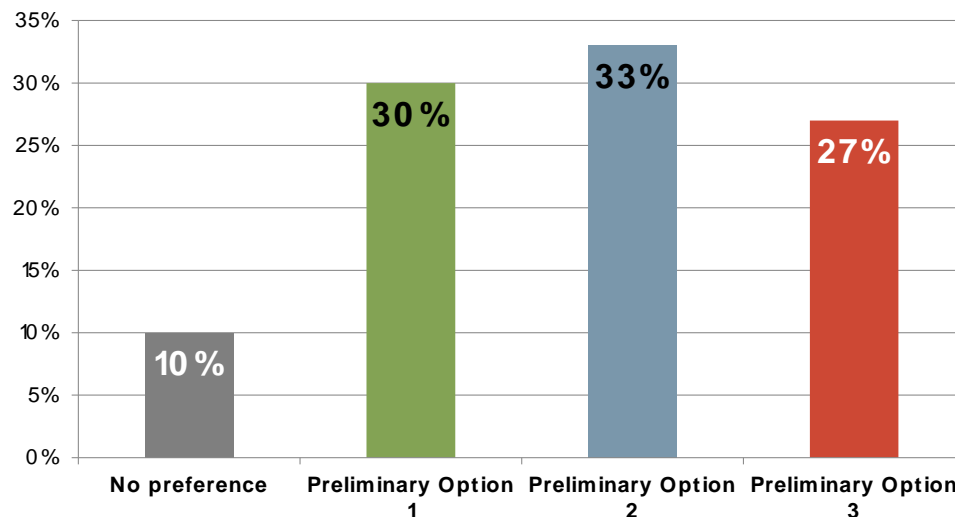
Feedback



Which principle do you believe should be given the highest priority as the consulting team assesses the ward boundaries in Vaughan?



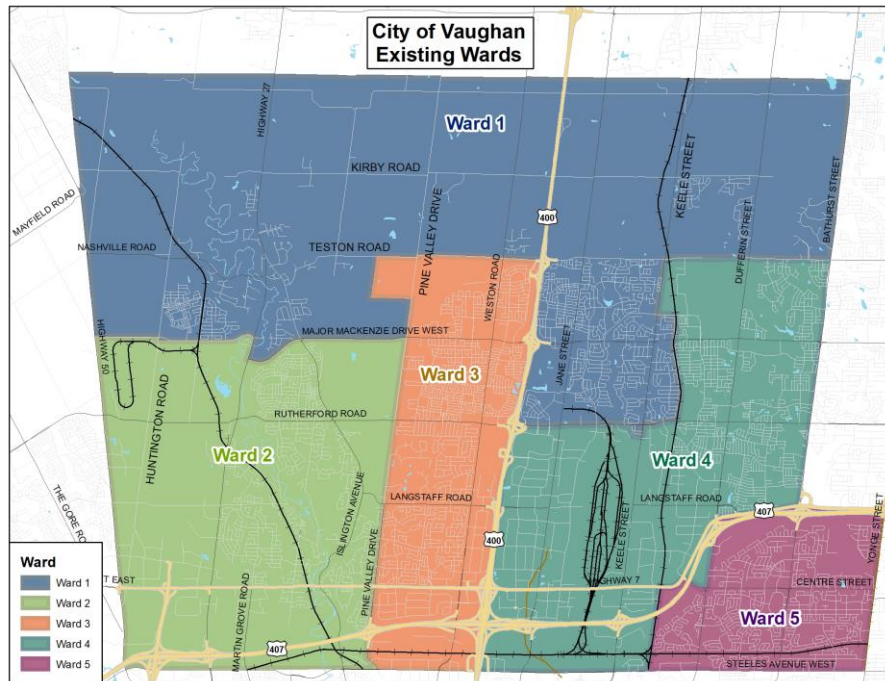
Which of the three Preliminary Options for wards do you prefer?



Existing System



Council is comprised of 9 members; The Mayor and three Regional Councillors, elected at-large, as well as 5 Local Councillors, elected in wards.



Ward	2021 Total Population	2021 Population Variance	Optimal Range	2030 Total Population	2030 Population Variance	Optimal Range
Existing Wards						
Ward 1	77,420	1.14	O+	110,300	1.35	OR+
Ward 2	56,200	0.83	O-	61,570	0.75	O-
Ward 3	69,910	1.03	O	77,860	0.95	O
Ward 4	67,850	1.00	O	88,220	1.08	O+
Ward 5	68,660	1.01	O	70,950	0.87	O-
City-wide	340,000			408,900		
Ward Average	68,010			81,780		

Preliminary Options

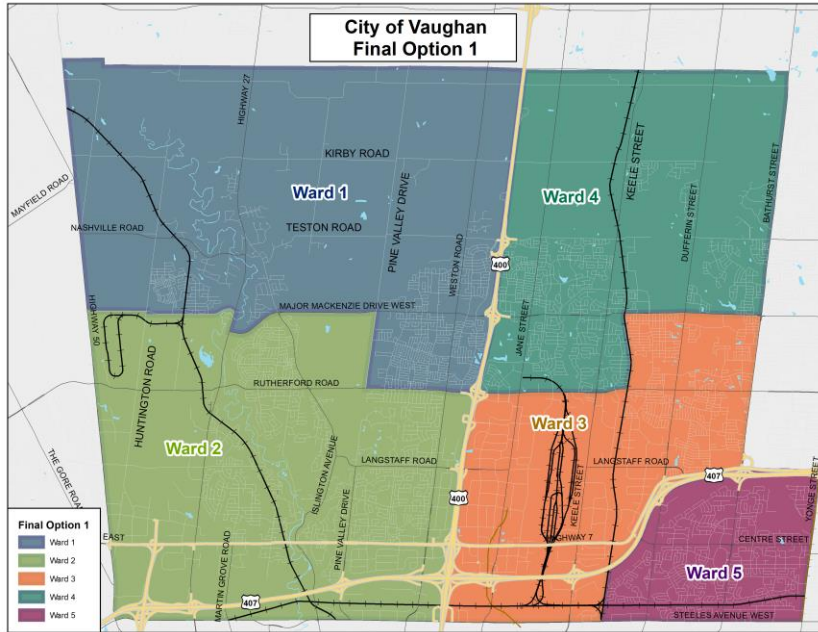


The consultant team developed a total of **3 preliminary ward boundary options** for consideration in the Interim Options Report.

The preliminary options considered a variety of factors such as;

- ✓ Guiding principles, Best Practices, Case Law
- ✓ Community feedback/engagement
 - Option 2 was selected as the preferred option by approximately 33% of survey respondents, followed by Option 1 at 30%, and Option 3 at 27%.

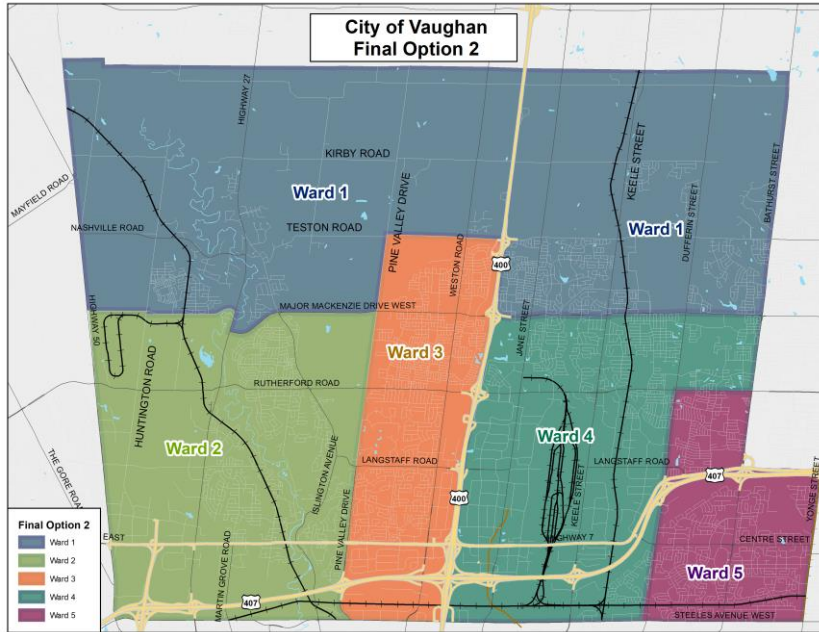
Recommended Option 1



OPTION 1 (Based on Preliminary Option 2)

Ward	2021 Total Population	2021 Population Variance	Optimal Range	2030 Total Population	2030 Population Variance	Optimal Range
Ward 1	62,140	0.91	O-	91,590	1.12	O+
Ward 2	80,340	1.18	O+	86,670	1.06	O+
Ward 3	56,520	0.83	O	75,940	0.93	O+
Ward 4	72,380	1.06	O-	83,750	1.02	O-
Ward 5	68,660	1.01	O	70,950	0.87	O-
City-wide	340,040	-	-	408,900	-	-
Ward Average	68,006	-	-	81,780	-	-

Recommended Option 2



OPTION 2 (Based on Preliminary Option 1)

Ward	2021 Total Population	2021 Population Variance	Optimal Range	2030 Total Population	2030 Population Variance	Optimal Range
Ward 1	65,470	0.96	O-	101,250	1.24	O+
Ward 2	56,200	0.83	O+	61,570	0.75	O+
Ward 3	69,740	1.03	O	75,160	0.92	O+
Ward 4	67,340	0.99	O-	87,130	1.07	O-
Ward 5	81,280	1.20	O	83,770	1.02	O-
City-wide	340,040	-	-	408,900	-	-
Ward Average	68,006	-	-	81,780	-	-

Evaluation Summary Of Options



Option 1:

This option provides good population parity for the 2022 election and beyond while protecting significant communities of interest and has clear and identifiable boundaries. This option meets all the guiding principles.

Option 2:

This is a minimal change option that addresses some of the immediate ward issues identified. Meets most of the guiding principles while providing some familiarity to residents with the existing system. Population disparities between the largest and smallest ward are significant when incorporating projected populations to 2030.

Next Steps



- Council can
 - Choose one of the recommended options;
 - Ask for changes or revisions to a recommended option;
 - Take no action
- Should Council choose to implement new ward boundaries, it would have to pass a bylaw.
- Any action respecting ward boundary reconfigurations (including taking no action, albeit with limitations) could be appealed to the Local Planning Appeals Tribunal. A new bylaw can be appealed up to 45 days after passage.

Questions?