

**CITY OF VAUGHAN  
COMMITTEE OF THE WHOLE (1)  
AGENDA**

**This is an Electronic Meeting. The Council Chamber will not be open to the public. Public comments can be submitted by email to [clerks@vaughan.ca](mailto:clerks@vaughan.ca). If you wish to speak to an item listed on the Agenda, please pre-register by contacting Access Vaughan at 905-832-2281 or [clerks@vaughan.ca](mailto:clerks@vaughan.ca) by noon on the last business day before the meeting.**

**Tuesday, November 30, 2021**

**1:00 p.m.**

**Council Chamber**

**2nd Floor, Vaughan City Hall**

**2141 Major Mackenzie Drive**

**Vaughan, Ontario**

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**Pages**

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

Infrastructure Development

1. GTA WEST UPDATE PRESENTATION - FEDERAL IMPACT  
ASSESSMENT ACT  
Report of the Acting Deputy City Manager, Infrastructure Development  
with respect to the above.

**5**

Planning and Growth Management

- |    |   |     |
|----|---|-----|
| 2. | CLUBHOUSE DEVELOPMENTS INC. OFFICIAL PLAN AMENDMENT<br>FILE OP.19.014 ZONING BY-LAW AMENDMENT FILE Z.19.038 DRAFT<br>PLAN OF SUBDIVISION FILE 19T-19V007 VICINITY OF CLARENCE<br>STREET AND ISLINGTON AVENUE<br>Report of the Deputy City Manager, Planning and Growth Management<br>with respect to the above. | 11  |
|    |   |     |
| 3. | NASHVILLE DEVELOPMENTS (BARONS) INC. ZONING BY-LAW<br>AMENDMENT FILE Z.17.024 DRAFT PLAN OF SUBDIVISION FILE<br>19T-17V007 VICINITY OF HUNTINGTON ROAD AND NASHVILLE<br>ROAD<br>Report of the Deputy City Manager, Planning and Growth Management<br>with respect to the above.                                 | 129 |
|    |   |     |
| 4. | PRIMA VISTA ESTATES INC. DRAFT PLAN OF CONDOMINIUM FILE<br>19CDM-20V002 VICINITY OF PINE VALLEY DRIVE AND TESTON<br>ROAD<br>Report of the Deputy City Manager, Planning and Growth Management<br>with respect to the above.   | 137 |

Council

- |    |  |     |
|----|--|-----|
| 5. | RECOGNITION OF VAUGHAN COMMITTEE OF ASSOCIATIONS TO<br>RESTORE ENVIRONMENTAL SAFETY (CARES) AT NORTH MAPLE<br>REGIONAL PARK<br>Resolution of Deputy Mayor, Local and Regional Councillor Mario F. Ferri<br>and Councillor Marilyn lafrate. | 155 |
|----|--|-----|

**7. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION**

**8. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION**

**9. CONSIDERATION OF STATUTORY/AD HOC COMMITTEE REPORTS**

- |    |   |     |
|----|---|-----|
| 1. | VMC Sub-Committee Meeting of November 2, 2021 (Report No. 3)                                | 195 |
|    |   |     |
| 2. | Transportation and Infrastructure Task Force meeting of November 17,<br>2021 (Report No. 5) | 199 |

**10. STAFF COMMUNICATIONS**

**11. NEW BUSINESS**

## 12. ADJOURNMENT

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

[www.vaughan.ca](http://www.vaughan.ca) (Agendas, Minutes and Live Council Broadcast)





## Committee of the Whole (1) Report

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**DATE:** Tuesday, November 30, 2021

**WARD:** 1

**TITLE:** GTA WEST UPDATE PRESENTATION – FEDERAL IMPACT ASSESSMENT ACT

**FROM:**

Vince Musacchio, Acting Deputy City Manager, Infrastructure Development

**ACTION:** FOR INFORMATION

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### **Purpose**

The purpose of this report is to provide an update on the GTA West Transportation Corridor Route Planning and Environmental Assessment (EA) Study, including the presentation from the GTA West Project Team regarding the Federal Impact Assessment Act (IAA).

### **Report Highlights**

- On May 3, 2021, the Federal Minister of Environment and Climate Change determined that the GTA West Study warrants designation under the Federal Impact Assessment Act (IAA).
- Following the designation, the Ontario Ministry of Transportation (MTO) is preparing an Initial Project Description (IPD) to submit to the Impact Assessment Agency of Canada in early 2022.
- MTO is consulting with stakeholders to inform the IPD.
- The provincial Environmental Assessment (EA) process is ongoing including the preliminary design of the preferred route, consultation engagements, field investigations and environmental studies.

### **Recommendations**

1. That the presentation by the Ministry of Transportation with respect to the GTA West Corridor Route Planning and Environmental Assessment Study be received for information purposes; and

2. That a copy of this report be forwarded to the Province, the Ministry of Transportation Ontario (MTO), the City of Brampton, Town of Caledon, Township of King, Region of Peel and Region of York.

## **Background**

The GTA West EA study spans from Highway 400 in the east to the Highway 401/407 ETR interchange in the west. The new corridor would include a 400-series 4-to-6-lane highway with freeway-to-freeway connections at Highway 401/407 ETR, Highway 410, Highway 427, and Highway 400. The right-of-way would range between 110m (highway) without the transitway and 170m including a separate adjacent transitway. Additional information can be found on the GTA West EA website at: <https://www.gta-west.com/>.

The GTA West Study is being undertaken as an Individual EA in accordance with the Ontario EA Act and the GTA West Corridor EA Terms of Reference, which was approved by the Ontario Minister of the Environment on March 4, 2008. On May 3, 2021, the Federal Minister of Environment and Climate Change determined that the GTA West Study also warrants designation under the Federal Impact Assessment Act (IAA). Council, at its meeting of March 10, 2021 supported the Federal Impact Assessment on the proposed GTA West Corridor. Council also voted to reverse the endorsement on the proposed GTA West Corridor.

## **Previous Reports/Authority**

September 14, 2021 Committee of the Whole (1) (SC3) [GTA West Transportation Corridor Route Planning and Environmental Assessment Study – Update](#)

September 22, 2020 Committee of the Whole (2) (Item 5, Report No. 40), [GTA West Transportation Corridor Route Planning and Environmental Assessment Study – Update and Announcement of Preferred Route](#)

June 29, 2020 Council, [Member's Resolution](#)

November 12, 2019 Committee of the Whole (2) (Item 10, Report No. 36.), [GTA West Transportation Corridor Route Planning and Environmental Assessment \(EA\) Study Resumption](#)

April 19, 2016 Committee of the Whole (Item 23, Report No. 18), [GTA West Corridor Transportation Route Planning and Environmental Assessment Study, Stage 2 Ministry of Transportation \(Ontario\) Suspension of Study](#)

April 21, 2015 Committee of the Whole (Item 38, Report No. 17), [GTA West Corridor Transportation Route Planning and Environmental Assessment Study, Stage 2 Ministry of Transportation \(Ontario\) The Kleinburg And Area Ratepayers' Association Comments](#)

March 24, 2015 Priorities and Key Initiatives Committee (Item 1, Report No. 2), [GTA West Corridor Transportation Route Planning and Environmental Assessment Study, Stage 2 Progress Update Ministry of Transportation \(Ontario\)](#)

## **Analysis and Options**

### **Federal Impact Assessment Act (IAA) Update**

On May 3, 2021, the Federal Minister of Environment and Climate Change designated the GTA West Project under the Federal Impact Assessment Act (IAA). Following the designation, the Ontario Ministry of Transportation is developing materials required for the planning phase of the Federal Impact Assessment process including the preparation of an Initial Project Description. MTO is planning on submitting the IPD to the Impact Assessment Agency of Canada (the Agency) in early 2022.

In preparing the draft IPD, MTO would like to continue engaging with municipalities and provide opportunities to help shape the content of the IPD. MTO wants to ensure that the interests of municipalities are captured appropriately in the IPD prior to submission to the Agency and will be engaging municipalities to:

- Share the reason for the Federal designation of the GTA West Study
- Review the Federal Impact Assessment (IA) process and the next steps for the GTA West Study
- Provide a high-level overview of what stakeholders can expect to see in the IPD
- Discuss the technical studies being added to the GTA West Study in response to the Federal designation
- Obtain feedback on the socio-economic context of municipalities, and
- Obtain feedback on the key issues raised by municipal staff and other stakeholders in the community and how they are being addressed through the study

As part of the stakeholder engagement with municipalities, the GTA West Project Team met with the City of Vaughan Transportation and Infrastructure Task Force on October 7, 2021. In addition, The GTA West EA Study team held a Municipal Workshop Focused on the Federal Impact Assessment Process (with York Region and King Township staff), on November 15, 2021 via zoom.

Once the IPD is submitted, the Agency will consult with the Indigenous communities and other stakeholders and prepare a Summary of Issues. MTO will then prepare a Detailed Project Description (DPD). After the DPD is submitted, the Agency must provide a decision regarding whether a Federal Impact Assessment (IA) is required.

A designation of the GTA West project for a Federal IA does not replace the provincial Environmental Assessment (EA) process that is underway. The Project Team will continue with preliminary design efforts and planned public and stakeholder consultations and engagements.

### **GTA West Community Engagement Webinars**

On July 28, 2021 the first GTA West Community Engagement Webinar was held on the Zoom platform from 6:00 p.m. to 8:15 p.m. 457 people were in attendance.

To further meet the public's needs and address community questions, the GTA West Project Team hosted a second Community Engagement Webinar where the public and stakeholders could understand more about the project and have their questions answered. The Community Engagement Webinar took place on September 29, 2021 from 6:00 p.m. to 8:15 p.m. 285 people were in attendance.

During both webinars, the GTA West Project Team provided a brief overview of the project followed by a question & answer period. Expert panelists from a variety of disciplines (e.g., noise, air quality, fisheries, archaeology, etc.) were in attendance to answer questions.

Given the current COVID-19 pandemic situation, the webinars were conducted as online sessions hosted through the Zoom platform. Recordings of the events have been posted on the project website at <https://www.gta-west.com/consultation-2/> under Previous Consultation.

### **Ongoing Preliminary Design Meetings, Field Investigations and Environmental Studies**

After confirming the Preferred Route and 2020 Focused Analysis Area on August 7, 2020, the GTA West Project Team commenced developing the Preferred Route to a preliminary design level of detail. Staff continue to attend preliminary design meetings with the GTA West Project Team to protect the City's interests, address the City's requirements, and to provide technical comments on the preliminary design. Such meetings have taken place in October 2020, February 2021 and June 2021.

The GTA West Project Team has received Permission to Enter from some property owners to allow access to lands to obtain field information that is helping to develop the preliminary design of the Preferred Route. Field investigations will inventory the natural, social, cultural and other infrastructure features in the study area.

## **Financial Impact**

There are no immediate financial impacts associated with this report.

## **Broader Regional Impacts/Considerations**

Staff from the Region of York are actively participating in the GTA West Corridor EA and have been attending the Municipal Advisory Group (MAG) meetings.

## **Conclusion**

The provincial Environmental Assessment (EA) process is ongoing including preliminary design, consultation engagements, field investigations and environmental studies. City staff continue to work with the GTA West Project Team on the Preliminary Design for the Preferred Route. The Project Team is expecting to hold the next Public Information Centre in late 2021 and submit the Initial Project Description to the Impact Assessment Agency of Canada in early 2022. Staff will provide updates to Council as the study progresses.

**For more information**, please contact Selma Hubjer, Acting Director, Infrastructure Planning and Corporate Asset Management, ext. 8674.

## **Prepared by**

Hilda Esedebe, Transportation Project Manager, Transportation Planning and Engineering, ext. 8484.

Selma Hubjer, Acting Director, Infrastructure Planning and Corporate Asset Management, ext. 8674.

## **Approved by**



Vince Musacchio, Acting Deputy City Manager, Infrastructure Development

## **Reviewed by**



Nick Spensieri, City Manager



## Committee of the Whole (1) Report

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**DATE:** Tuesday, November 30, 2021

**WARD:** 2

**TITLE:** CLUBHOUSE DEVELOPMENTS INC.  
OFFICIAL PLAN AMENDMENT FILE OP.19.014  
ZONING BY-LAW AMENDMENT FILE Z.19.038  
DRAFT PLAN OF SUBDIVISION FILE 19T-19V007  
VICINITY OF CLARENCE STREET AND ISLINGTON AVENUE

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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**Purpose**

To seek approval from the Committee of the Whole for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications for the subject lands shown on Attachment 2. The Owner proposes to amend the Official Plan and rezone the subject lands and create a residential subdivision with 526 lots for single detached dwellings, 136 lots for townhouse dwellings, open space blocks, parks, road, and infrastructure uses, as shown on Attachments 3 to 5.

## **Report Highlights**

- The Owner proposes to amend the policies of Vaughan Official Plan 2010 and rezone the subject lands to permit a residential subdivision with 526 lots for single detached dwellings, 136 lots for townhouse dwellings, open space blocks, parks, roads, and infrastructure uses.
- Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision and Site Development Applications are required to implement the proposed development. A future Site development application(s) are required for the proposed street townhouse dwellings.
- The Development Planning Department supports the approval of the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications as they have regard for section 2 of the *Planning Act*, are consistent with the Provincial Policy Statement 2020, conforms to a Place to Grow: the Growth Plan for the Greater Golden Horseshoe 2019, as amended, the York Region Official Plan 2010, and the “Community Area” policies of Vaughan Official Plan 2010, and the Draft Plan of Subdivision has regard for the matters in subsection 51(24) of the *Planning Act*.

## **Recommendations**

1. THAT Official Plan Amendment File OP.19.014 (Clubhouse Developments Inc.) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1, for the subject lands shown on Attachments 2 and 3:
  - a) Redesignate portions of the Subject Lands from “Private Open Space” to “Low-Rise Residential”, “Infrastructure and Utilities”, “Parks” and “Natural Areas”, as shown on Attachment 3, to facilitate the redevelopment of the Subject Lands for residential, open space, park and stormwater management uses
  - b) Include site-specific policies in Section 3.2.3.7 “Core Features” to permit additional uses including public parks, and a golf course and associated uses
  - c) Expand the Woodbridge Centre Secondary Plan Area to include the entirety of the subject lands; and
  - d) Include additional site-specific policy amendments to facilitate the proposed development as described on Table 1 within this report;
2. THAT Zoning By-law Amendment File Z.19.038 (Clubhouse Developments Inc.) BE APPROVED, to amend Zoning By-law 1-88 to rezone the Subject Lands from: “OS1 Open Space Conservation Zone”; “OS2 Open Space Park Zone”; “A Agricultural Zone”; “R1 Residential Zone” subject to site-specific Exception 9(263); “R1 Residential Zone” subject to site-specific Exception 9(1090); and, “R2 Residential Zone” to the following zones in the manner shown on Attachment



4, together with the site-specific zoning exceptions identified in Table 2 of this report:

- a) "RD3(H) Residential Detached Zone Three" subject to a Holding Symbol "(H)" - all lots proposed for detached dwellings
  - b) "RT1(H) Residential Townhouse Zone" subject to a Holding Symbol "(H)" – all Blocks proposed for street townhouses
  - c) "OS1 Open Space Conservation Zone" - the proposed open space and stormwater management blocks; and
  - d) "OS2 Open Space Park Zone" - the proposed park and parkette and golf course use;
3. THAT the Holding Symbol "(H)" shall not be removed from the subject lands until the Owner provides the following to the satisfaction of the Development Engineering Department:
- a) Confirmation that the Remedial Action Plan is implemented.
  - b) A copy of the Record of Site Condition ('RSC') acknowledged by the Ministry of the Environment, Conservation, and Parks ('MECP') and filed on the Environmental Site Registry confirming the subject lands are suitable for the proposed residential development.
  - c) The Owner provides a revised Draft Plan demonstrating that the design and construction of the Street "1" alignment, and its intersection with Clarence Street, as well as its intersection with Street "4" / Street "3" are consistent with the City of Vaughan Engineering Standards and are to the satisfaction of the Development Engineering; and
  - d) The Owner agrees in the subdivision agreement to convey the necessary lands at Street "1" and Clarence Street intersection to the City adhering to the requirements of the City of Vaughan Engineering Standards including but not limited to the daylight triangles, right of way flaring, and 0.3m reserve;
4. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands came into effect, to permit minor adjustments to the implementing Zoning By-law;
5. THAT Draft Plan of Subdivision File 19T-19V007 (Clubhouse Developments Inc.) BE DRAFT APPROVED AS REDLINED REVISED AND SUBJECT TO THE CONDITIONS as set out in Attachment 1, to facilitate a residential Draft Plan of Subdivision, as shown on Attachment 5; and
6. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“THAT Draft Plan of Subdivision File 19T-19V007 (Clubhouse Developments Inc.) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for 662 residential units. The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City’s Servicing Capacity Allocation Policy if the development does not proceed to registration and/or building permit issuance within 36 months.”

## **Background**

The subject lands (the ‘Subject Lands’) shown on Attachment 2 include properties that are municipally known as 20 Lloyd Street, 241 Wycliffe Avenue, 737 and 757 Clarence Street. The Subject Lands are generally located north of Davidson Drive and Meeting House Road, and south of Wycliffe Avenue, and are bisected by Clarence Street. The Subject Lands are approximately 118 hectares in size and include lands currently occupied by the Board of Trade Golf Course, portions of the Humber River Valley system, and three existing single detached dwellings. The Subject Lands and surrounding land uses are shown on Attachment 2.

### ***Public Notice was provided in accordance with the Planning Act and Council’s Notification Protocol***

The City on February 7, 2020, circulated a Notice of Public Hearing (the ‘Notice’) for the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications to all property owners within a 150 m radius of the Subject Lands and to:

- the Greater Woodbridge Ratepayers’ Association
- the West Woodbridge Homeowner’s Association
- the Village of Woodbridge Ratepayers’ Association
- the Carrying Place Ratepayers’ Association
- those persons, individuals or organizations that had requested notification regarding Official Plan Amendment File OP.18.001
- those persons, individuals or organizations that had either provided written communication or made an oral deputation regarding:
  - a. The May 8, 2018 Councillor Member’s Resolution “Community Impact Review of Board of Trade Golf Course Development Proposal”; and
  - b. The June 5, 2018 Committee of the Whole report “The Country Club, 20 Lloyd Street, Woodbridge – Tree Protection”.

A copy of the Notice was also posted on the City’s website at [www.vaughan.ca](http://www.vaughan.ca) and notice signs were installed on the Subject Lands in accordance with the City’s Notice Signs Procedures and Protocols.

Vaughan Council on March 11, 2020 ratified the recommendation of the Committee of the Whole to receive the Public Hearing report of March 3, 2020, and to forward a comprehensive technical report to a future Committee of the Whole meeting. The Committee referred the report to a Committee of the Whole meeting on April 15, 2020 with a further report to be provided at the meeting. In response to the global COVID-19 pandemic, a virtual Special Committee of the Whole Meeting to consider the March 3, 2020 Motion was held on July 8, 2020.

Vaughan Council on July 15, 2020 adopted the following resolution:

“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.”

Two (2) virtual Community Group meetings were held on April 8, 2021 and May 12, 2021, with the Owner, representatives from Keep Vaughan Green, the local Ratepayer Associations, and staff to address outstanding concerns and issues related to the proposed applications.

### Deputations

The proposed applications were subject to a Public Hearing on March 3, 2020, a Special Committee of the Whole Meeting on July 8, 2020 and another Committee of the Whole Meeting on June 8, 2021. Several deputations and written submissions were received by the City and the Development Planning Department.

The following is a summary of the comments provided in the deputations and written submissions submitted at the Public Hearing of March 3, 2020, and the meetings of July 8, 2020 and June 8, 2021 and written submissions received by the Development Planning Department:

- Lack of compatibility of new lots with existing development - the proposed density and built form is not compatible with the surrounding neighbourhood
- The Subject Lands are not located within an identified Intensification area per Policy 2.2.5 of Vaughan Official Plan 2010 ('VOP 2010')
- The proposed development will have adverse effects on the biodiversity and natural and cultural heritage of the surrounding area
- The applicability of the Growth Plan policies is incorrect, as related to golf course development

- The proposed development will result in a significant loss of tree habitat and negative impact on wildlife
- The Official Plan Amendment application process has been non-inclusive to residents and lacked public consultation and should be the subject of an Interim Control By-law
- The proposed development will cause an increase in traffic in surrounding neighbourhoods and have an adverse impact and the study was insufficient in its scope
- The proposed development will have a negative effect on the existing environment
- The Subject Lands should be designated for cultural significance
- The proposed development will create a corner lot condition for existing lots that were not originally designed as such
- The proposed development will negatively impact Woodbridge Avenue and the Woodbridge Core
- The proposed development will have a negative impact on school, community centre and other public infrastructure
- The proposed development will have no overall benefit to the existing community
- The proposed development should have consideration on the impact on mental health
- The Subject Lands do not abut a major road nor are they well serviced by transit
- The proposed development should be considered as part of the City's Official Plan and Zoning By-law review
- The Subject Lands are located within the Regional Greenlands system of the York Region Official Plan and should be protected
- Clarence Street is prone to flooding and there will be an issue for emergency vehicles for access
- The stormwater management ponds and roads should be located on "table lands"

These comments are addressed throughout this report.

The Development Planning Department on November 18, 2021, mailed and emailed a non-statutory courtesy notice to all individuals who made a deputation at a Committee of the Whole meeting or submitted written correspondence to the City regarding the Applications.

## **Previous Reports/Authority**

[Committee of the Whole \(2\), June 8, 2021, Report #32, Item #13](#)

[Special Committee of the Whole, July 8, 2020, Report # 33, Item #1](#)

[Committee of the Whole Public Hearing, March 3, 2020, Report # 10, Item 4](#)

## **Analysis and Options**

***Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications have been submitted to permit the proposed development***

Clubhouse Developments Inc. (the 'Owner') has submitted the following applications (the 'Applications') for the Subject Lands to permit the development of 526 lots for single detached dwellings and 136 lots for townhouse dwellings, open space blocks, parks, roads, and infrastructure uses as shown on Attachments 2 to 5 (the 'Development'):

1. Official Plan Amendment File OP.19.014 to amend VOP 2010 to:
  - redesignate portions of the Subject Lands from "Private Open Space" to "Low-Rise Residential", "Infrastructure and Utilities", "Parks" and "Natural Areas"
  - include site-specific policies in Section 3.2.3.7 "Core Features" to permit additional uses including public parks, and a golf course and associated uses
  - expand the Woodbridge Centre Secondary Plan Area to include the entirety of the Subject Lands
  - include additional site-specific policy amendments to facilitate the proposal
2. Zoning By-law Amendment File Z.19.038 to amend Zoning By-law 1-88 specifically to rezone the Subject Lands from: "OS1 Open Space Conservation Zone"; "OS2 Open Space Park Zone"; "A Agricultural Zone"; "R1 Residential Zone" subject to site-specific Exception 9(263); "R1 Residential Zone" subject to site-specific Exception 9(1090); "R2 Residential Zone";
  - "RD3 (H) Residential Detached Zone Three" - all lots proposed for detached dwellings with site-specific development standards;

- “RT1 (H) Residential Townhouse Zone” – all Blocks proposed for street townhouse and laneway accessed townhouses with site-specific development standards;
- “OS1 (H) Open Space Conservation Zone” - the proposed open space and stormwater management blocks; and
- “OS2 (H) Open Space Park Zone” - the proposed parkand, parkette together with the site-specific zoning exceptions identified in Table 2 of this report.

3. Draft Plan of Subdivision File 19T-19V007, as shown on Attachment 5, to facilitate a residential Plan of Subdivision (the ‘Draft Plan’) consisting of the following:

Lot/Blocks/Roads	Land Use	Area (ha)	Number of Units
1	Detached Residential (min 20.8 m lot frontage) (min. lot area 1416 m <sup>2</sup> )	0.142	1
2-6, 20-45, 96-98, 109, 150-152, 209- 223, 228-231, 274- 302, 339-342, 425, 441,442,452-464, 474-487, 492, 493	Detached Residential (min. 13.7 m lot frontage) (min. lot area 370 m <sup>2</sup> )	8.292	122
7-19, 46-82, 84-95, 99-107, 110-117, 119-149, 153-208, 224-227, 233-273, 304-313, 315-332, 347-358, 370-374, 376-384, 386-416, 430-440, 443-451, 465-473, 488-491, 494-554	Detached Residential (min. 12.2 m lot frontage) (min. lot area 330 m <sup>2</sup> )	16.702	390
Irregular lots 83, 108, 118, 232, 314, 303, 334-337, 369, 375, 385	Detached Residential (min. 12.2 m lot frontage) (min. lot area 350 m <sup>2</sup> )	0.817	13
Blocks 333, 338, 343- 346, 359-368, 417- 424, 426-429	Street Townhouse Residential (min. 6.1 m lot frontage)	3.00	136
Block 555	Parkette	0.235	
Blocks 556-559	Buffers	2.499	
Blocks 560 -567	Open Space	51.316	
Blocks 568 – 576	Vista	0.394	

Lot/Blocks/Roads	Land Use	Area (ha)	Number of Units
Blocks 578-645	0.3 m Reserves	0.013	
Blocks 646 and 647	Stormwater Management Blocks	4.707	
Block 648	Park	17.416	
Streets and Laneways	23.0 m wide (Streets 1 & 2)	2.666	N/A
	17.5 m wide (Streets 3 - 16)	7.561	
	20 m wide	1.154	
TOTAL		117.557	662

***The Development has regard to matters of Provincial interest in Section 2 of the Planning Act***

The Development Planning Department has reviewed the Development under the following sections of the *Planning Act*:

Section 2      The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,

- (a) the protection of ecological systems, including natural areas, features and functions;
- (b) the protection of the agricultural resources of the Province;
- (c) the conservation and management of natural resources and the mineral resource base;
- (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
- (e) the supply, efficient use and conservation of energy and water;
- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- (g) the minimization of waste;
- (h) the orderly development of safe and healthy communities;
- (h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;

- (i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;
- (j) the adequate provision of a full range of housing, including affordable housing;
- (k) the adequate provision of employment opportunities;
- (l) the protection of the financial and economic well-being of the Province and its municipalities;
- (m) the co-ordination of planning activities of public bodies;
- (n) the resolution of planning conflicts involving public and private interests;
- (o) the protection of public health and safety;
- (p) the appropriate location of growth and development;
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;
- (r) the promotion of built form that,
  - (i) is well-designed,
  - (ii) encourages a sense of place, and
  - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;
- (s) the mitigation of greenhouse gas emissions and adaptation to a changing climate. 1994, c. 23, s. 5; 1996, c. 4, s. 2; 2001, c. 32, s. 31 (1); 2006, c. 23, s. 3; 2011, c. 6, Sched. 2, s. 1; 2015, c. 26, s. 12; 2017, c. 10, Sched. 4, s. 11 (1); 2017, c. 23, Sched. 5, s. 80.

The Draft Plan has regard to Section 2 of the *Planning Act* by providing a built form which is well designed, and further encouraging a sense of place in keeping with the low-rise built form surrounding the Subject Lands. The applications provide for the orderly development of portions of the lands, and contribute to the provision of a full range of housing. The development will make efficient use of existing infrastructure. The significant parkland dedication proposed (approximately 17.416 hectares), comprising a significant portion of the Draft Plan, encourages a sense of place as the broader community will be provided with public spaces which are high quality, safe, accessible and attractive. Significant areas will be dedicated as publicly accessible open space, contributing to a healthy community.



### ***The Development is consistent with the Provincial Policy Statement 2020***

In accordance with Subsection 3(5) of the *Planning Act*, all land use decisions in Ontario "shall be consistent" with the Provincial Policy Statement, 2020 (the 'PPS'). The PPS provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong, healthy communities; the wise use and management of resources; and protecting public health and safety.

The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. The *Planning Act* requires that Vaughan Council's planning decisions be consistent with the PPS. The Development Planning Department has reviewed the Applications in consideration of the policies of the PPS and is of the opinion that the Development is consistent with the PPS, specifically:

Part V - "Policies" of the PPS states (in part) the following:

#### Settlement Areas

- 1.1.1 (In part) "Healthy, liveable and safe communities are sustained by:
  - a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
  - d) avoiding development and land use patterns that would prevent the efficient
  - e) expansion of settlement areas in those areas which are adjacent or close to settlement areas; promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit
  - f) investments, and standards to minimize land consumption and servicing
  - g) costs;
- 1.1.3.1 "Settlement areas shall be the focus of growth and development."
- 1.1.3.2 "Land use patterns within settlement areas shall be based on densities and a mix of land uses which (in part):
  - a) efficiently use land and resources;
  - b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and
  - e) support active transportation.

The Subject Lands are located within a Settlement Area as defined by the PPS, and located within the Urban Boundary on Schedule 1 “Urban Structure” of VOP 2010. The Development will contribute to providing growth within a defined Settlement Area (Section 1.1.3.1). The Development will use existing and planned infrastructure, and support active transportation through the development of a new neighbourhood public park and the creation of a multi-use recreational trails including local multi-use connections within the Subject Lands (Section 1.1.3.2). The Development will provide a mix of land uses through an appropriate and compatible low-rise housing form within the area vicinity. Section 1.1.3.2 of the PPS further anticipates that settlement areas are appropriate for intensification and redevelopment. The re-development of the northern and southern portion of the subject lands supports an efficient use of infrastructure and efficient use of land and resources.

### Housing

- 1.4.3 “Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market by (in part):
- b) permitting and facilitating:
    - 1. all housing options required to meet the social, health and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and
    - 2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;
  - c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
  - d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed. ”

The Development is consistent with the housing policies of the PPS as it establishes 662 residential units that consist primarily of single detached dwellings with an appropriate mix of townhouse units which efficiently uses existing and proposed infrastructure and services. The Development provides an appropriate and compatible low-rise built form within the context of the surrounding area.

## Public Spaces, Recreation, Parks, Trails and Open Space

- 1.5.1 “Healthy, active communities should be promoted by (in part):
- a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity; and
  - b) planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;

The Development includes public park block(s) with a multi-use recreational trail, as shown on Attachment 5. The proposed multi-use recreational trail will provide opportunities for grade-related pedestrian connections throughout the Development and between the proposed park blocks. The multi-use recreational trail, will also direct pedestrians to the Vaughan Super Trail where feasible, thereby further fostering social interaction and facilitating active transportation and community connectivity.

## Sewage, Water and Stormwater

- 1.6.6.2 “Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.
- 1.6.6.7 “Planning for stormwater management shall:
- h) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;
  - i) minimize, or, where possible, prevent increases in contaminant loads;
  - j) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;
  - k) mitigate risks to human health, safety, property and the environment;
  - l) maximize the extent and function of vegetative and pervious surfaces; and

- m) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.”

The Development Engineering (‘DE’) Department has reviewed the Applications and advise that the Subject Lands can be serviced with municipal water and wastewater service systems through the extension of existing systems, as described further in the DE Department section of this report. Stormwater management and servicing is discussed later in this report. The Stormwater management and servicing proposed is consistent with the PPS. The Development is consistent with the sewage, water and stormwater policies of the PPS.

### Transportation Systems

- 1.6.7.1 “Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.”

The Development meets the intent of integrating transportation systems with land use planning. The access to the northerly and southerly neighbourhoods are appropriately served. The southerly neighbourhood has less lots, which is reflected in the overall street design and hierarchy. Street 2, intersecting at Clarence Street, as shown on Attachment 5 will serve as a minor collector through the northerly neighbourhood, providing appropriate movement and traffic circulation. Conditions related to Transportation engineering are described later in this report and are found in Attachment 1. Additional in-boulevard cycling facilities to be provided on both sides of Street “1” and Street “2” to enhance connectivity to the surrounding active transportation network and trailheads.

### Natural Heritage (In Part)

- 2.1.1 “Natural features and areas shall be protected for the long term.”
- 2.1.3 Natural heritage systems shall be identified in Ecoregions 6E & 7E1, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.
- 2.1.4 Development and site alteration shall not be permitted in: a) significant wetlands in Ecoregions 5E, 6E and 7E1; and b) significant coastal wetlands.
- 2.1.5 Development and site alteration shall not be permitted in: a) significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E1; b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1; c) significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;

- d) significant wildlife habitat;
- e) significant areas of natural and scientific interest; and
- f) coastal wetlands in Ecoregions 5E, 6E, 7E that are not subject to policy 2.1.4(b)

unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

The development limits and Vegetation Protection Zones ('VPZ') for the Subject Lands were staked by the Toronto and Region Conservation Authority ('TRCA') ('Staked Limit'). The Natural Heritage and Environmental Impact Assessment prepared by Beacon Environmental concludes that the Development will be outside any protected natural features associated with the valley lands.

The Owner is required to convey to a public authority the natural heritage system located within the Subject Lands that are designated "Natural Areas" by Schedule 13 "Land Use" of VOP 2010, identified as "Core Features" in Schedule 2 "Natural Heritage Network" of VOP 2010, and proposed to be zoned "OS1 Open Space Conservation Zone".

The proposed Development is consistent with the policies of the PPS, which promotes the efficient use of land, housing options, social interaction, servicing, integrated transportation planning, and supports a healthy community.

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

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

**Guiding Principles (In Part)**

- 1.2.1 "The policies of this Plan regarding how land is developed, resources are managed and protected, and public dollars are invested are based on the following principles:

- support the achievement of complete communities that are designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime.
- support a range and mix of housing options, including second units and affordable housing, to serve all sizes, incomes, and ages of households.”

### Managing Growth (In Part)

2.2.1(2)(a) “the vast majority of growth will be directed to settlement areas that:

- i. have a delineated built boundary;
- ii. have existing or planned municipal water and wastewater systems; and
- iii. can support the achievement of complete communities.”

2.2.1(2)(d) “development will be directed to settlement areas, except where the policies of this Plan permit otherwise.”

2.2.2(1)(a) “A minimum of 50 per cent of all residential development occurring annually within each of the Cities of Barrie, Brantford, Guelph, Hamilton, Orillia and Peterborough and the Regions of Durham, Halton, Niagara, Peel, Waterloo and York will be within the delineated built-up area; and

2.2.2(2) Until the next municipal comprehensive review is approved and in effect, the annual minimum intensification target contained in the applicable upper- or single-tier official plan that is approved and in effect as of July 1, 2017 will continue to apply.

As a result, a 40% intensification target, as established by 8.2.3(a) of the York Region Official Plan 2010, applies when considering proposed development within settlement areas. The Development supports the realization of achieving this target by increasing the supply of low-rise residential units including single detached homes and street townhouses fronting onto a public street.

2.2.1(4) Applying the policies of this Plan will support the achievement of complete communities that:

- a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;
- b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;
- c) provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate

Item 2

Page 16 of 66

people at all stages of life, and to accommodate the needs of all household sizes and incomes;

d) expand convenient access to:

i. a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;

ii. public service facilities, co-located and integrated in community hubs;

iii. an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and

iv. healthy, local, and affordable food options, including through urban agriculture;

e) provide for a more compact built form and a vibrant public realm, including public open spaces; f) mitigate and adapt to the impacts

of a changing climate, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and

g) integrate green infrastructure and appropriate low impact development.

#### Housing (In Part)

- 2.2.6.3 “To support the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.”

The Development conforms with this policy by providing a compact built form and an appropriate scale of low-rise residential uses and public open spaces which are safely accessible. The additional housing units support the City’s residential housing supply and anticipated growth of people at all stages of life. The Development conforms to 2.2.1(4) and 2.2.6.3.

#### Transportation (In Part)

- 3.2.2.1 “Transportation system planning, land use planning, and transportation investment will be co-ordinated to implement the Growth Plan.

- 3.2.2.3 “In the design, refurbishment or reconstruction of the existing and planned street network, a complete streets approach will be adopted that ensures the needs and safety of all road users are considered and appropriately accommodated.”

#### Water and Wastewater Systems (In Part)

- 3.2.6.2 “Municipal water and wastewater systems and private communal water and wastewater systems will be planned, designed, constructed or expanded in accordance with the following:
- a) opportunities for optimization and improved efficiency within existing systems will be prioritized and supported by strategies for energy and water conservation and water demand management;
  - b) the system will serve growth in a manner that supports achievement of the minimum intensification and density targets in the Growth Plan.”

#### Stormwater Management (In Part)

- 3.2.7.2 “Proposals for large-scale development proceeding by way of a secondary plan, plan of subdivision and vacant land plan of condominium or site plan will be supported by a stormwater management plan or equivalent, that:
- a) is informed by a subwatershed plan or equivalent;
  - b) incorporates an integrated treatment approach to minimize stormwater flows and reliance on stormwater ponds, which includes appropriate low impact development and green infrastructure;
  - c) establishes planning, design, and construction practices to minimize vegetation removal, grading and soil compaction, sediment erosion, and impervious surfaces; and
  - d) aligns with the stormwater master plan for the settlement area, where applicable”

#### Public Open Space

- 4.2.5.1 “Municipalities, conservation authorities, non-governmental organizations, and other interested parties are encouraged to develop a system of publicly-accessible parkland, open space, and trails, including in shoreline areas, within the GGH that:
- a) clearly demarcates where public access is and is not permitted;
  - b) is based on a co-ordinated approach to trail planning and development; and
  - c) is based on good land stewardship practices for public and private lands.”



- 4.2.5.2 “Municipalities are encouraged to establish an open space system within settlement areas, which may include opportunities for urban agriculture, rooftop gardens, communal courtyards, and public parks.”

The Subject Lands are located within a Settlement Area, as defined by the Growth Plan, and located within the “Urban Boundary” and delineated built-up area as identified on Schedule 1A “Urban Area” of VOP 2010. The Development supports the achievement of complete communities through an appropriate mix of housing types, including single detached dwellings and townhouse units (Sections 1.2.1 and 2.2.2.1). The Development will require the extension of planned and existing municipal services to achieve growth within a Settlement Area, as identified in the Growth Plan (Sections 2.2.1, 3.2.6 and 3.2.7).

The Development will add public parkland and multi-use recreational trails and new streets that will contribute to the City’s Pedestrian and Bicycle Master Plan (2007 and 2012 update), with opportunities for grade-related pedestrian connections throughout the Development and the proposed park block (Section 4.2.5.1). The Development conforms to the policies of the Growth Plan, including Sections:

- 1.2.1 – achieving complete communities and a mix of housing
- 2.2.1 (2)(a) – directing majority of growth within settlement areas
- 2.2.6.3 – an appropriate mix of household sizes and income
- 3.2.2.3 – achieving a complete streets approach
- 4.2.5.1 – developing a system of publicly-accessible parkland

***The Development Conforms to the York Region Official Plan 2010***

The York Region Official Plan 2010 (‘YROP’) contains policies that guide economic, environmental and community building decisions to manage growth. These policies strengthen the connections between the natural and built environment, job opportunities, human services, transportation, public health and fiscal capacity. YROP policies also coordinate and set the stage for more detailed planning by local municipalities.

The Subject Lands are identified on the following YROP maps:

- Map 1 – Regional Structure and Map 2 – Regional Greenlands System, identify the Subject Lands to be within the “Regional Greenlands System” and “Urban Area”.
- The Subject Lands are also partially located in the “Greenlands System Vision” overlay on Map 2. Map 3 – Environmentally Significant Areas and Areas of Natural and Scientific Interest identifies an area along the eastern boundary of the Subject Lands as “Environmental Significant Area”.

- Map 5 - Woodlands, identifies several “Woodlands” on the subject lands.
- Map 14 – Highly Vulnerable Aquifers identifies areas that are subject to “Highly Vulnerable Aquifers”.

Section 2.1 – Regional Greenlands System of the YROP states that Regional Greenlands are to be protected and enhanced, and new development and site alteration in the vicinity of the System is to be controlled (Policy 2.1.1). The YROP also directs local Official Plans to establish and protect greenlands systems from development and site alteration (Policy 2.1.4) and to more specifically identify and integrate the System into community design (Policy 2.1.5). The boundaries and the extent of the Regional Greenland System, as shown on Map 2 of the YROP, are approximate. Refinements to the boundaries may occur through approved planning applications supported by appropriate technical studies (Policy 2.1.7).

According to Policy 2.2.44 of the YROP, development and site alteration is prohibited within significant woodlands and their associated VPZ, except as provided for elsewhere thin the YROP. The determination of woodland significance will rely on site-specific studies (Policy 2.2.46).

Regional Planning staff defers the evaluation of natural heritage and environmental studies to the subject matter experts at the Toronto and Region Conservation Authority (‘TRCA’) and City of Vaughan.

### Regional Greenlands System

The following YROP schedules show the following on the Subject Lands:

- Map 3 “Environmental Significant Areas and Areas of Natural and Scientific Interest” shows that there are "Environmental Significant Areas" within the Regional Greenland System
- Map 5 “Woodlands” shows that there are "Woodlands" within the Regional Greenlands system
- Map 14 “Highly Vulnerable Aquifers” shows that there are areas of "Highly Vulnerable Aquifers" generally within the Regional Greenland System

Section 2.1.7 of the YROP states that refinements to the boundaries of the Regional Greenlands System may occur through approved planning applications supported by appropriate technical studies (e.g. an environmental impact study), without amendment to the YROP. Further, Section 2.2.3 of the YROP states that key natural heritage features and key hydrologic features shall be precisely delineated on a site-by-site basis through the approval of *Planning Act* applications supported by appropriate technical studies such as an EIS.

The Development seeks minor refinements to the YROP Greenlands System in accordance with Sections 2.1.7 and 2.2.3. The natural heritage features are being protected from future development and the tableland portions of the Subject Lands are proposed to be designated to accommodate development of a new community. On this basis, the Applications conform to the Regional Greenland System policies of the YROP.

York Region provided support as the Owner has made changes to the plan, resulting in reconfiguration of buffer areas and lot layouts in the plan of subdivision to protect natural heritage features.

### Transportation

Section 5.2.4 of the YROP states that development requiring Regional approval shall be supported by a transportation study that assesses impacts on the Region's transportation system and surrounding land uses and that significant development shall prioritize walking, cycling and transit. Section 7.1.1 of the YROP requires appropriate TDM measures are identified in transportation studies and in development applications to reduce single occupancy automobile trips.

York Region Transit has reviewed the proposal and the Owner is advised to coordinate with the City of Vaughan to provide sidewalk facilities connecting from the internal road network to the Regional road network:

- From Street "11" to Islington Avenue via Wycliffe Avenue and Kiloran Avenue
- From Street "14" to Islington Avenue via Gamble Street
- From Street "16" to Islington Avenue via Lloyd Street and Davidson Drive

The application conforms to the policies of the YROP 2010.

### ***An Amendment to VOP 2010 is required to permit the Development***

The Subject Lands are identified as "Community Area" and "Natural Areas and Countryside" on Schedule 1 - Urban Structure, and are located within the "Urban Area" on Schedule 1A - Urban Area of VOP 2010.

The northern portion ('north neighbourhood') of the Subject Lands are designated "Natural Areas" and "Private Open Spaces", and the existing three (3) residential properties are designated "Low Rise Residential" by Schedule 13 - Land Use of VOP 2010, as shown on Attachment 6.

The southern portion ('south neighbourhood') of the Subject Lands are designated "Private Open Spaces" by VOP 2010, Volume 2, Section 11.11 Woodbridge Centre Secondary Plan ('WCSP') as shown on Attachment 7.WCSP').

Portions of the Subject Lands are designated "Core Features" on Schedule 2 - Natural Heritage Network, and "Special Policy Areas" on Schedule 8 - Special Policy Areas of VOP 2010. The Development with a public park and stormwater blocks is not permitted in these designations and as such, an amendment to VOP 2010 is required.

The Owner has submitted an Official Plan Amendment application to:

- Amend Schedule 13 - Land Use of VOP 2010 to re-designate a portion of the Subject Lands from "Private Open Space" and "Low-Rise Residential" to "Lands Subject to Secondary Plans" as shown on Attachment 3.
- Amend Schedule 9 - Future Transportation Network of VOP 2010 to identify a new minor collector through the Subject Lands and expanding the areas subject to Secondary Plans to include the entirety of the Subject Lands.
- Amend Schedule 1- Policy Areas of the Woodbridge Centre Secondary Plan to expand the Secondary Plan to include the entirety of the Subject Lands.
- Amend Schedule 2 - Land Use to the Woodbridge Centre Secondary Plan to expand the Secondary Plan to include the entirety of the Subject Lands and to re-designate a portion of the Subject Lands from "Private Open Spaces" to "Low Rise Residential", "Infrastructure and Utilities", "Parks" and "Natural Areas". Schedule 2 is also being modified to identify the Subject Lands as "Area B".
- Amend Schedule 3 - Density Plan; Schedule 4 - Building Height Maximums; Schedule 5 - Distinct Character Areas; Schedule 6 - Parks and Open Space Framework; Schedule 7 - Pedestrian and Bicycle Trails Network; Schedule 8 - Street Network, Nodes and Gateway; and, Schedule 9 - Special Policy Area of the WCSP to include the entirety of the Subject Lands with any required amendments.

***The Development Planning Department supports re-designating the northerly and southerly neighbourhoods within the Draft Plan to "low-rise residential"***

The "Low-Rise Residential" designation proposed conforms to the policies of VOP 2010. The low-rise residential designation permits uses, including single detached dwellings which respect and reinforce the existing physical character of the neighbourhood. In particular, this includes patterns of streets, size and configuration of lots, building types, height and massing, as well as setbacks and yards.

***An amendment is required to include passive recreational uses for park and open space lands identified as having “Core Features”***

Section 3.2.3.7 and Section 9.2.2.15 of VOP 2010 respecting permitted uses and building types for lands identified within “Core Features” requires an amendment to VOP 2010 to facilitate the use of public trails, community gardens, playgrounds and accessory structures within Core Features. The Development Planning Department can support this as the amendment facilitates the active use and enjoyment of the proposed parkland block by the community.

***An amendment is required to include the entirety of the Subject Lands within the WCSP***

It is appropriate to include the entirety of the Subject Lands in the boundary of the Woodbridge Centre Secondary Plan which considers the broad and site-specific planning policies informing the development and re-development of lands within the Secondary Plan. Incorporating the Subject Lands into the WCSP ensures that the policies applied to the proposed parkland being conveyed will be subject to one consistent policy regime.

**Natural Areas**

Section 3.2.3.8 of VOP 2010 states that development or site alteration on lands adjacent to Core Features shall not be permitted unless it is demonstrated through an EIS that the development or site alteration will not result in a negative impact on the feature or its functions. Further, Section 3.2.3.11 of VOP 2010 states that minor modifications to the boundaries and alignment of Core Features are permitted without amendment to VOP 2010, subject to appropriate rationale and environmental study.

The EIS submitted in support of the Applications concludes that the Development will be located outside any protected natural features associated with the valleylands and will not affect the form or function of the natural heritage system. In addition, the Staked Limit for the Subject Lands was staked by the TRCA on October 11, 2019 and August 13, 2021. TRCA have reviewed the EIS and agree with its findings subject to conditions of approval shown on Attachment 1.

The Development Planning Department has reviewed the proposed amendment to VOP 2010 and provides the following comments:

a) **Land Use**

As referred to above, amendments to Vaughan Official Plan 2010 ('VOP 2010') are required to permit the Development. The Subject Lands are identified as "Community Area" and "Natural Areas and Countryside" on Schedule 1 - Urban Structure, and are located within the "Urban Area" on Schedule 1A - Urban Area of VOP 2010.

- Community Areas will provide most of the City's low-rise housing stock and will function as complete communities (Section 2.2.3.1)
- New Development in Community Areas that reinforces the existing scale, height, massing, lot pattern, building type character, form and planned function of the immediate local area is permitted (Section 2.2.3.2).
- Development immediately adjacent to Community Areas shall ensure appropriate transition in scale, intensity, and use, and shall mitigate adverse noise and traffic impacts (Section 2.2.3.4).

#### Low-Rise Residential

The "Low-Rise Residential" designation of VOP 2010 permits single, semi-detached and townhouse building forms. The proposed single detached dwellings will range in frontage from approximately 12.1 m to 15 m and the proposed lots for townhouse dwellings will range in frontage from 6 to 6.3 m.

Consistent with Schedule 13 "Land Use" of VOP 2010, no FSI requirement is proposed for lands designated "Low-Rise Residential". The Applications conform to the compatibility criteria for new development in Community Areas, as identified in Section 2.2.3.2 and 2.2.3.4 of VOP 2010, and further set out in Section 9.1.2.2 of VOP 2010, as follows:

"That in Community Areas with established development, new development be designed to respect and reinforce the existing physical character and uses of the surrounding area, paying particular attention to the following elements:

- a. the local pattern of lots, streets and blocks;
- b. the size and configuration of lots;
- c. the building type of nearby residential properties;
- d. the heights and scale of nearby residential properties;
- e. the setback of buildings from the street;

- f. the pattern of rear and side-yard setbacks;
- g. conservation and enhancement of heritage buildings, heritage districts and cultural heritage landscapes; and
- h. the above elements are not meant to discourage the incorporation of features that can increase energy efficiency (e.g. solar configuration, solar panels) or environmental sustainability (e.g. natural lands, rain barrels)."

Section 9.2.3 of VOP 2010 further identifies building type and development criteria for single detached, semi-detached and townhouse dwellings (Sections 9.2.3.1 and 9.2.3.2).

The Development includes a compact built form which respects the size and configuration of predominantly single detached dwellings with lot frontages of at least 12 m and lot depths of at least 27 m. The location of single detached dwellings as a building type reinforces the existing physical low-rise residential character of the surrounding area. The Development will introduce a low-rise housing fabric that is consistent, although not the same as the surrounding area. The Development represents an appropriate form of intensification within the built-up area that has regard for the scale and type of housing in the adjacent neighbourhood. Further, there are existing services available to service the proposed Development, including but not limited to existing water and wastewater infrastructure schools and parks.

b) Transportation

The Development includes minor collector and local roads. Minor collector roads are designed in accordance with the "Collector Streets" policies in Section 4.2.1 of VOP 2010.

The proposed Street '2' meets the City's engineering standards, subject to the conditions of approval in Attachment 1.

c) Parks and Trails

The proposed park (Block 648) is intended to function as a "Neighbourhood Park" and must conform to the function and size criteria identified in Section 7.3.1.2 and 7.3.2.6 of VOP 2010 and the City's 2018 Active Together Master Plan ('ATMP'). Detailed design and conveyance

of the multi-use recreational trail will be determined through conditions of draft plan approval, in accordance with Sections 7.3.1.3 and 7.3.1.4 of VOP 2010. The Development Planning Department recommends that a site-specific policy be added to the implementing Official Plan Amendment respecting the programming and permitted uses within the park land.

Additional local pedestrian and bicycle connections between the park block proposed for the Development and existing and proposed parks and open space trails located in proximity to the Subject Lands will be reviewed and secured through the conditions of Draft Plan of Subdivision stages.

### Summary of VOP 2010 Policies

The Development Planning Department can support the proposed land uses on the Subject Lands, as shown on Attachment 3, as it meets the “Community Area”, “Natural Areas” and “Core Feature” policies of VOP 2010. The Development will permit a land use that is compatible with the surrounding area context.

### ***Site-specific Amendments to VOP 2010 are required to permit the Development***

The Owner is proposing the following site-specific amendments to VOP 2010 to permit the Development:

Table 1

	<b>VOP 2010 Policy</b>	<b>Proposed Amendments to VOP 2010</b>
a.	<p>Section 3.2.3.7 and Section 9.2.2.15 respecting permitted uses and building types for lands identified as within “Core Features”</p> <p>Amendment required to facilitate the use of public trails, community gardens, playgrounds and accessory structures within Core Features</p>	<p>Permit the following uses:</p> <ul style="list-style-type: none"> <li>a. parks; trails</li> <li>b. playgrounds;</li> <li>c. community gardens;</li> <li>d. buildings and structures accessory to the uses listed in policy a. though c. above.</li> </ul>
b.	<p>Section 9.2.2.15 respecting permitted uses and building types in the “Parks” designation</p>	<p>Permit the following uses:</p>



	VOP 2010 Policy	Proposed Amendments to VOP 2010
		<ul style="list-style-type: none"> <li>a. serviced playing fields;</li> <li>b. playgrounds;</li> <li>c. community gardens;</li> <li>d. uses permitted in accordance with Policy 9.2.2.16.c of VOP 2010; and</li> <li>e. buildings and structures accessory to the uses listed in policy a. through d. above.</li> </ul>
c.	Section 4.1 and 4.2 respecting “Future Transportation Network”	The alignment of minor collector roads and the classification and layout of local roads as generally shown on Attachment 5 do not require an amendment to Schedule 9 “Future Transportation Network”
d.	Section 4.2.3.4 requires sidewalks on both sides of collector roads.	Sidewalks on one or both sides of collector roads together with pedestrian/cycling and multi-use local trail connections shall not require further amendment to VOP 2010.
e.	Section 7.3 Parks and Open Spaces respecting types, design and parkland dedication requirements	<p>In order to provide visual connectivity to the adjacent open space and park, greenways are permitted to the satisfaction of the City as per the following criteria:</p> <ul style="list-style-type: none"> <li>a. Located to provide views of the park and open space system;</li> <li>b. May have less public street frontage to accommodate views of the park and / or open space;</li> <li>c. Are of a sufficient width to be programmed with recreational uses and a multi-use recreational trail; and</li> <li>d. Where feasible, connect to or form part of the proposed trail plan for the Subject Lands.</li> </ul>

	<b>VOP 2010 Policy</b>	<b>Proposed Amendments to VOP 2010</b>
		Greenway(s) not required for compensation, natural enhancement or other ecological uses may be considered for parkland credit at a suitable value, to the satisfaction of the City
f.	Section 7.2 Site alteration, tree inventory	Notwithstanding Policy 7.2 of the Woodbridge Centre Secondary Plan, applications for new residential development and site alteration within the Subject Lands and designated Low Rise Residential shall be accompanied by a tree inventory and vegetation conservation plan that maintains existing healthy mature trees along the boundaries of existing residential development to the extent practical. A tree canopy coverage replacement plan shall be required to demonstrate tree canopy replacement initiatives and enhancement opportunities to compensate for the removal of trees having a diameter of 20cm or more.
g.	Volume 2 – 11.11 Woodbridge Centre Secondary Plan, Section 7.2 includes policies related to the enhancement of natural features to maintain the “community within a park setting” of Woodbridge	The proposed amendment requires that new residential development and site alteration within the Subject Lands and designated “Low Rise Residential” shall be accompanied by a tree inventory and vegetation conservation plan that maintains existing healthy mature trees along the boundaries of existing residential development to the extent practical. A tree canopy coverage replacement plan shall be required to demonstrate tree canopy replacement initiatives and enhancement opportunities to compensate for the removal of trees having a diameter of 20 cm or more.

	VOP 2010 Policy	Proposed Amendments to VOP 2010
h.	R.O.W (Clarence Street)	No further Official Plan amendment shall be required for this draft plan of subdivision respecting a minor change to the public r.o.w along Clarence Street, including the intersection of Clarence Street and Woodbridge Avenue

The Development Planning Department has reviewed the proposed site-specific amendments to VOP 2010 for the Subject Lands and provide the following comments:

VOP 2010

***An amendment is required respecting permitted uses for lands identified as Parks***

Notwithstanding Policy 9.2.2.15 of the VOP 2010, for the lands identified as Parks on Schedule 2 of the Woodbridge Centre Secondary Plan, the following additional uses would be permitted:

- a) serviced playing fields;
- b) playgrounds;
- c) community gardens;
- d) uses permitted in accordance to Policy 9.2.2.16.c of the VOP 2010; and
- e) buildings and structures accessory to the uses listed in policy a. though d. above.

These amendments would facilitate the programmable use of parkland contributing to the complete community which encourages walking, cycling and a safe and healthy lifestyle. The overall size and scale of the parkland is unique and provides the local community with the benefits of publicly accessible parkland.

It is the policy of Council (in part):

- 2.2.3.1 That Community Areas will provide most of the City's low-rise housing stock, as well as local serving commercial uses and community facilities such as schools, parks, community centres and libraries. They will function as complete communities and encourage walking, cycling and transit use.

The required amendment conforms with 2.2.3.1 by contributing significant parks and open spaces serving the City's communities surrounding and nearby.

It is the policy of Council (in part):

2.2.1.1 That Schedule 1 illustrates the planned Urban Structure of the City of Vaughan, which achieves the following objectives:

- a. protects the Natural Areas and Countryside for environmental, agricultural or rural purposes, and restricts the encroachment of urban uses into these areas;
- b. maintains the stability of lands shown as Community Areas for a variety of Low-Rise Residential purposes, including related parks, community, institutional and retail uses;

The application conforms with 2.2.1.1 as the Draft Plan maintains the stability of lands shown as Community Areas by providing an appropriate balance of residential lots, parks and open spaces which serve to protect the Natural Areas and promote a complete community with publicly accessible open spaces.

***An amendment to Section 7.3 of the VOP 2010 is required, in order to provide visual connectivity to the adjacent open space and park, greenways are permitted to the satisfaction of the City, subject to criteria:***

A greenway is permitted, subject to the following:

- a) Located to provide views of the park and open space system;
- b) May have less public street frontage to accommodate views of the park and / or open space;
- c) Are of a sufficient width to be programmed with recreational uses and a multi-use recreational trail; and
- d) Where feasible, connect to or form part of the proposed trail plan for the Subject Lands. Greenway(s) not required for compensation, natural enhancement or other ecological uses may be considered for parkland credit at a suitable value, to the satisfaction of the City.

This amendment will facilitate the ability to provide trails and natural enhancements throughout the lands dedicated for the purposes of parkland dedication. This serves the residents of the Draft Plan as well as the broader communities surrounding the proposed northerly and southerly neighbourhoods.

7.3.2.3 That all parks shall be located and oriented to be:

- a. in a central location or in the community to be served in order to act as a focal point for the community;
- b. uninterrupted by major physical barriers, such as rail lines, arterial, and collector streets, and other physical barriers that restrict access;
- c. accessible by transit, bicycle, on foot and by car;

- d. highly visible with prominent public street frontage (approximately 50% of park perimeter, where feasible) to enhance passive surveillance; and
- e. connected to other parks, open spaces and natural features to create an interconnected network of parks and open spaces.

7.3.1.4 That all existing parks shall be maintained in public ownership, and that the establishment of new parks and open spaces shall be prioritized through the parkland dedication policies in subsection 7.3.3 of this Plan.

7.3.2.4 To design parks and open spaces to:

- a. accommodate a diverse range of both passive and active recreational activities, and have flexibility to accommodate new uses or interests;
- b. cater to a broad range of users by providing space and facilities that support a range of activities;
- c. encourage healthy living through the provision of a variety of recreational facilities, ranging from sports fields to outdoor fitness areas and playgrounds;
- d. to reflect the diverse cultures in Vaughan by providing for unique activities and facilities that reflect the needs of various cultural and ethnic groups;
- e. accommodate universal accessibility and provide for a range of activities for people with disabilities; and
- f. incorporate best practice principles of sustainable design, including natural heritage enhancement, naturalized stormwater management features, use of native plant species, incorporation of environmental education features and use of low maintenance and energy efficient facilities and landscapes.

9.1.1.7 To provide a high-quality network of connected public parks and open spaces, as outlined in Section 7.3 of this Plan, that contribute to the City's overall public realm.

9.2.2.15. In areas designated on Schedule 13 as Parks, the following policies apply:

- a. Parks are public lands owned and/or operated by the City of Vaughan for passive or active recreation.
- b. Parks shall be developed and designed in accordance with the Parks and Open Spaces policies contained in Section 7.3 of this Plan.
- c. Given the specialized nature of buildings in parks, building types are not prescribed.

The areas to be re-designated as Parks (as shown on Attachment 3) conform with Section 9.2.2.15 and will be designed in accordance with policies contained in Section 7.3 of VOP 2010, subject to the site-specific amendments contained within for programable uses of the parkland where feasible and appropriate.

Notwithstanding Policy 7.2 of the Woodbridge Centre Secondary Plan, applications for new residential development and site alteration within the Subject Lands and designated “Low Rise Residential” shall be accompanied by a tree inventory and vegetation conservation plan that maintains existing healthy mature trees along the boundaries of existing residential development to the extent practical.

A tree canopy coverage replacement plan shall be required to demonstrate tree canopy replacement initiatives and enhancement opportunities to compensate for the removal of trees having a diameter of 20cm or more.

***Notwithstanding Sections 4.1 and 4.2 of the VOP 2010, the final alignment of Minor Collector Roads shown on Schedule 9 of the VOP 2010, and the final classification and layout of local roads shall not require future amendment or revision to the VOP 2010***

The proposed development provides for a continuous built form and connection of public streets to facilitate active transportation and connectivity. The development maintains the stability of lands shown as Community Areas for a variety of Low-Rise Residential purposes without major changes to the overall road hierarchy or classification. On this basis, no further amendment is required to Schedule 9. Generally, the immediate area has less opportunity for future infill due to the various changes in topography and lack of tableland in the immediate vicinity of the subject lands. The requirements of detailed transportation requirements are described further in this report, subject to conditions found in Attachment 1.

#### 2.2.1 Vaughan’s Urban Structure

In keeping with the principles of policy 2.1.3.2, future growth in Vaughan will be directed according to Schedule 1 Urban Structure. The Urban Structure establishes a comprehensive framework for guiding growth in Vaughan. Understanding the organization of the City on a macro level is necessary to achieving the overall objectives of directing growth to appropriate locations while protecting Stable Areas. To that end, the Urban Structure identifies locations for residential, mixed-use or employment intensification and clearly defines the community, employment and Natural Areas where major change is not desirable.

It is the policy of Council:

2.2.1.1 That Schedule 1 illustrates the planned Urban Structure of the City of Vaughan, which achieves the following objectives:

- a. protects the Natural Areas and Countryside for environmental, agricultural or rural purposes, and restricts the encroachment of urban uses into these areas;
- b. maintains the stability of lands shown as Community Areas for a variety of Low-Rise Residential purposes, including related parks, community, institutional and retail uses;
- c. maintains the stability of lands shown as Employment Areas for a variety of industrial, manufacturing, warehousing, small and medium-sized offices, ancillary retail uses and parks; and,
- d. establishes a hierarchy of Intensification Areas that range in height and intensity of use, as follows:
  - i. the Vaughan Metropolitan Centre will be the major focus for intensification for a wide range of residential, office, retail, cultural and civic uses. The Vaughan Metropolitan Centre will be the location of the tallest buildings and most intense concentration of development.
  - ii. Regional Intensification Corridors will be a major focus for intensification on the lands adjacent to major transit routes, at densities and in a form supportive of the adjacent higher-order transit. The Regional Intensification Corridors link the Vaughan Metropolitan Centre with other Intensification Areas in Vaughan and across York Region.
  - iii. Primary Centres will be locations for intensification accommodated in the form of predominantly mixed-use high- and mid-rise buildings, developed at an intensity supportive of transit.
  - iv. Local Centres will provide the mixed-use focus for their respective communities, in a manner that is compatible with the local context.
  - v. Primary Intensification Corridors link together the various centres on transit supportive corridors and will be places to accommodate intensification in the form of mid-rise, and limited high-rise and low-rise buildings with a mix of uses

The proposed Development achieves the overall objectives of directing growth to appropriate areas, as part of the overall urban structure, realized through the mix of low-

rise built form on tableland. The scale of open space and parkland dedicated to public ownership contributes to the long-term protection of Natural Areas.

### 2.2.3 Community Areas

Fundamental to Vaughan's Urban Structure is its communities. Woodbridge, Kleinburg, Maple, Thornhill, Concord, and the new communities of Vellore and Carrville which contribute to a unique sense of place for the City and establish the Vaughan identity. New communities will do the same.

Vaughan's existing Community Areas are characterized by predominantly Low-Rise Residential housing stock, with local amenities including local retail, community facilities, schools and parks, and they provide access to the City's natural heritage and open spaces. The policies of this Plan will protect and strengthen the character of these areas. As the City grows and matures, these Community Areas will remain mostly stable. However, incremental change is expected as a natural part of maturing neighbourhoods. This change will be sensitive to, and respectful of, the existing character of the area.

Small retail and community uses, such as schools, parks and community centres, intended to serve the local area, are encouraged throughout Community Areas to reduce the need of residents to drive to mixed-use centres to meet their regular daily needs for such amenities and services.

- 2.2.3.2 That Community Areas are considered Stable Areas and therefore Community Areas with existing development are not intended to experience significant physical change that would alter the general character of established neighbourhoods. New development that respects and reinforces the existing scale, height, massing, lot pattern, building type, orientation, character, form and planned function of the immediate local area is permitted, as set out in the policies in Chapter 9 of this Plan. (OPA #15)
- 2.2.3.3 That limited intensification may be permitted in Community Areas as per the land use designations on Schedule 13 and in accordance with the policies of Chapter 9 of this Plan. The proposed development must be sensitive to and compatible with the character, form and planned function of the surrounding context.
- 2.2.3.4 That development immediately adjacent to Community Areas shall ensure appropriate transition in scale, intensity, and use, and shall mitigate adverse noise and traffic impacts, while fulfilling the intensification objectives for Intensification Areas, where applicable.

The lands are surrounded by a mix of low-rise residential subdivisions, open space and the Humber River. Single detached dwellings on table land portions of the Subject



Lands would reinforce a planned function of the already established surrounding lands, being communities composed predominantly of two storey single detached dwellings. The existing scale, height, massing, lot pattern, and building type are compatible with smaller lots.

Existing residential lots which currently abut private open spaces are not afforded rights to views in perpetuity. The Owner has had thorough discussions with the Toronto Region and Conservation Authority and City staff and proposed revisions to the draft plan seek to preserve public vistas, views and create new open spaces and parks which are publicly accessible and promote good planning.

Chapter 3 of VOP 2010 includes policy direction with respect to the Natural Environment

It is the policy of Council:

- 3.1.1.1 To provide for the long-term health of Vaughan's natural environment for the benefit of present and future generations.
- 3.1.1.2 To support the ability of Vaughan's residents to live in a manner that has a low impact on the natural environment.
- 3.1.1.3 To work with the Toronto and Region Conservation Authority, the Region, the Province and landowners to define and protect the Natural Heritage Network within Vaughan and provide policies to enhance that Network over time.

#### Core Features

- 3.2.3.4.(In Part) That Core Features, as identified on Schedule 2, provide critical ecosystem functions, and consist of the following natural heritage components and their minimum vegetation protection zones:
  - a. valley and stream corridors, including provincially significant valleylands and permanent and intermittent streams, with a minimum 10 metre vegetation protection zone, or a 30 metre vegetation protection zone for those valley and stream corridors within the Oak Ridges Moraine and Greenbelt Plan Areas;
  - b. wetlands, including those identified as provincially significant, with a minimum 30 metre vegetation protection zone;
  - c. woodlands including those identified as significant, with a minimum vegetation protection zone as measured from the woodlands dripline of 10 metres, or 30 metres for those woodlands within the Oak Ridges Moraine and Greenbelt Plan Areas;

- 3.2.3.6. That Core Features, as identified on Schedule 2, represent key natural heritage features and hydrologically sensitive features in the Oak Ridges Moraine Conservation Plan Area, key hydrologic features in the Protected Countryside of the Greenbelt Plan, and key natural heritage features within the Natural Heritage System of the Greenbelt Plan, as defined by those Provincial Plans.

Natural Areas and features will be protected and ecological functions maintained in accordance to recommendations of the Master Environmental Servicing Plan ('MESP') .

- 3.2.3.7. That development and/or site alteration in Core Features are prohibited except for the following:
- a. natural area management, such as for forest, fish and wildlife management, for the purposes of maintaining and enhancing the functions associated with Core Features;
  - b. conservation and flood or erosion control projects, where such projects are necessary and deemed in the public interest after all alternatives have been considered, and where such projects will not result in a negative impact on the Core Features and will not have a negative impact on the ecosystem function;
  - c. transportation, infrastructure and utilities, where such projects are necessary and deemed in the public interest after all alternatives have been considered, and where such projects will minimize negative impacts on the Core Features and measures shall be identified to maintain habitat area and enhance overall ecosystem function; and
  - d. low-intensity and passive recreational activities where such activities will not result in a negative impact on the Core Features and will not have a negative impact on the ecosystem function.

The proposed Official Plan Amendment conforms with 3.2.3.7 which enable low-intensity and passive recreational uses and trails. This seeks to ensure the full and complete utility and protection for established trails and open spaces that enhance the communities experience of the parkland.

- 3.2.3.11. That minor modifications to the boundaries and alignment of Core Features, as identified on Schedule 2, may be considered if environmental studies, submitted as part of the development process to the satisfaction of the City and in consultation with the Toronto and Region Conservation Authority, provide appropriate rationale for such minor modifications and include measures to maintain overall habitat area and enhance ecosystem function. Minor modifications to Core Features from such site-specific

studies and/or in accordance with requirements in the Oak Ridges Moraine Conservation Plan, Greenbelt Plan and updated information from the Province, and deemed acceptable by the City in consultation with the Toronto and Region Conservation Authority do not require amendment to this Plan. Minor modifications are not permitted in provincially significant wetland and threatened or endangered species habitat, unless authorized by the Ministry of Natural Resources pursuant to the Endangered Species Act.

Refinements and stability improvements to the slope in this area are proposed to allow the construction of the proposed Storm Water Management Pond, adjacent parkette, and associated buffer. The proposed storm water management pond design is supported by the TRCA, subject to conditions, and will ensure that the Development is safe with respect to natural hazards, will ensure no negative impact on the natural features or their functions and there is an overall ecological benefit through corridor rehabilitation. Features will be protected, and ecological functions maintained in accordance with recommendations in the MESP.

- 3.3.1.4 That those public works considered to be generally compatible for location in the valleys are those associated with flood control, erosion control, reconstruction, repair or maintenance of existing drains approved under the Drainage Act. Public works which because of their linear nature, such as roadways, must cross the valleys at some point are permitted following completion of necessary environmental assessments. Where such structures are necessary, they must be properly sited, designed and constructed with state-of-the-art erosion and sediment control measures to minimize environmental impacts and measures shall be identified to maintain habitat area and enhance overall ecosystem function. This will include consideration of the implementation of enhanced, or “Level 1” stormwater management principles, as defined in the Ministry of Environment’s “Stormwater Management Planning and Design Manual”.

Public works proposed within the valley, including stormwater management facilities and road crossings, are supported by staff and the TRCA. Conditions respecting the final approval have been included which will ensure that the recommendations of the MESP are satisfied and environmental impacts are minimized.

### 3.3.3 Woodlands

Woodlands are comprised of Natural Areas of vegetation in the landscape and their associated wildlife populations. Those woodlands on table lands are smaller and disconnected, but provide important ecological functions that will be preserved. The variety of available woodland resources influences the range of native biodiversity in Vaughan.

Vaughan will support the maintenance of important environmental functions, attributes and linkages of woodland resources, recognizing that this will lead to more stable, resilient systems of vegetation and wildlife.

It is the policy of Council:

- 3.3.3.1. To protect and enhance woodlands, by:
- a. prohibiting development or site alteration in woodlands and their minimum vegetation protection zones except as permitted per the provisions of policy 3.2.3.7 and, in the case of significant woodlands and their vegetation protection zones, the appropriate Regional or Provincial policies shall apply;
  - b. encouraging that minimum vegetation protection zones be restored using a diversity of native tree species that are sensitive to the realities of the impact of invasive species and invasive destructive pests in new development;
  - c. seeking public ownership of woodlands and their ecological buffers through the development process; and
  - d. using sound woodland management practices that will maintain or enhance existing functions, attributes and linkages, including entering into heritage conservation and other easement agreements, where woodland resources remain in private ownership.
- 3.3.3.2. That an application for development or site alteration on lands adjacent to woodlands will not be considered by Council unless:
- a. the precise limits of any woodland within the area of the application have been established to the satisfaction of the City; and
  - b. an evaluation is carried out to determine that the required minimum vegetation protection zone between the woodland and the proposed development is sufficient to maintain or enhance existing functions, attributes and linkages of the woodland.
- 3.3.3.3 That notwithstanding policy 3.3.3.1 and policy 3.3.3.2, outside of the Natural Areas and Countryside on Schedule 1 and within the Urban Area on Schedule 1A, and outside of the Oak Ridges Moraine Conservation Plan and Greenbelt Plan Areas, development or site alteration may be permitted in a woodland if all of the following are met:

- a. the woodland does not meet any of the following criteria defining a significant woodland in the York Region Official Plan:
  - i. contains globally or provincially rare plants, animals or communities as designated by the Natural Heritage Information Centre;
  - ii. contains species designated by the Committee on the Status of Endangered Wildlife in Canada or by the Committee on the Status of Species at Risk in Ontario as threatened, endangered, or of special concern;
  - iii. is within 30 metres of wetlands, lakes and their littoral zones, permanent and intermittent streams, kettle lakes, seepage areas and springs;
  - iv. is 4 hectares or larger in size; or
  - v. is over 2 hectares and:
    - A. is within 100 metres of another Core Feature; or
    - B. occurs within the Natural Heritage Network
- b. the woodland is considered to be early successional or the woodland is dominated by invasive non-native tree species as determined by a Woodland Dominance Study to the satisfaction of the City and York Region;
- c. the woodland does not contain species or communities listed in policy 3.3.3.3.a.i or policy 3.3.3.3.a.ii; and
- d. the woodland is located outside of and is not connected to the Natural Heritage Network.

3.3.3.4 That should policy 3.3.3.3 apply, development and site alteration may be permitted within all or part of the woodland if development or site alteration does not affect the ability of the retained portion of the woodland and/or adjacent woodlands to remain significant in accordance with the criteria in policy 3.3.3.3.a of this Plan. A woodland enhancement plan shall be completed to the satisfaction of the City and York Region. Woodland enhancement will provide ecological gains in areas on or adjacent to the site, adjacent to the Natural Heritage Network, or in areas within the Regional Greenlands System.

Core Features will be protected and ecological functions maintained in accordance with recommendations per the MESP. With respect to the woodland analyzed in the MESP,

as previously discussed, subject to a permit under Section 17(2)(c) of the *Endangered Species Act* (ESA) being issued, the policy of section 3.3.4.1 is not applicable.

### 3.3.6 Environmentally Significant Areas and Areas of Natural and Scientific Interest

Environmentally Significant Areas (ESAs) are Natural Areas that have special geological or landform characteristics, hydrological or hydrogeological functions; or which support rare, threatened or endangered species; or provide high quality wildlife habitat or important habitat for a concentration of species such as migratory stop-over areas; or provide a significant linkage function. Life Science and Earth Science Areas of Natural and Scientific Interest (ANSIs) are landscapes that have provincially or regionally significant ecological and geological features, respectively. ESAs are identified by TRCA and ANSIs are identified by the Province. Vaughan will protect all ESAs and ANSIs from development to preserve their unique landscape, species and habitat features.

It is the policy of Council:

- 3.3.6.1 To protect and enhance Environmentally Significant Areas (ESAs) and both Earth and Life Science Areas of Natural and Scientific Interest (ANSIs), as identified on Schedule 3, by prohibiting development or site alteration in ESAs and ANSIs.
- 3.3.6.2 That an application for development or site alteration on lands adjacent to ESAs and or ANSIs must: a. identify planning, design and construction practices that will provide for the protection of the ecological attributes for which the ESA or ANSI was identified; b. determine the appropriate minimum vegetation protection zone and specify the dimensions of that zone and provide for the maintenance and, where possible, improvement or restoration of the natural vegetation within it; and c. assess the potential impact of the development on the ecological functions and attributes of the ESA and ANSI and provide a detailed mitigation strategy.

Appropriate buffers along the southeast limits of the North Neighbourhood are identified in the Proposed Community Plan and implemented in accordance with the recommendations of the MESP. The MESP includes an updated floodplain analysis that confirms the limits of the regional floodplain and appropriate buffers. The MESP includes recommendations regarding erosion and siltation control.

### Stormwater Management

- 3.6.6.5 That new stormwater facilities shall be: a. located outside of valley and stream corridors, unless approved by the City and the Toronto and Region

Conservation Authority in consultation with the Ministry of the Environment; and b. integrated into the design of the proposed development to positively contribute to the overall character of the development.

The location of the storm water management blocks (blocks 646,647) shown on Attachment 5 have been reviewed and approved, subject to conditions by the TRCA.

#### Parks (In Part)

- 7.3.1.1. To implement the parkland objectives and targets of the Active Together Master Plan, as amended from time to time, as endorsed by Council.
- 7.3.1.2 To support a variety of parks that are evenly distributed throughout the City, in accordance with the Active Together Master Plan, as follows:
  - a. Neighbourhood Parks are the social and recreational focal points of a neighbourhood, generally located within a 10 minute walk of the majority of the communities they serve. They provide a balance of active and passive uses, such as children's playgrounds, smaller scale skateboard zones, basketball courts, multi-use play courts, un-lit sports fields, and social gathering spaces. Neighbourhood Parks meet the needs of the local community, and in some instances, accommodate City-wide facilities. Where possible, Neighbourhood Parks should be coordinated with school sites to maximize efficiencies and shared use.

The proposed Applications will contribute to a full range of housing options within the City. The increase in low-rise housing supply within the urban boundary encourages the availability of housing options. Many of the surrounding neighbourhoods are within a 10 minute walk of the proposed park block.

#### 9.1 Elements of a Great City

- 9.1.1.1 To support the development of a high-quality, attractive and sustainable public realm that includes the following elements:
  - a. public streets and rights-of-way;
  - b. public parks and open spaces;
  - c. publicly accessible Natural Areas;
  - d. off-street trails and bikeways;
  - e. transit stations and stops;
  - f. publicly accessible private spaces; and
  - g. shared and common driveways, walkways and gardens associated with condominium developments.

## 9.1.2 Urban Design and Built Form

9.1.2.1 That new development will respect and reinforce the existing and planned context within which it is situated. More specifically, the built form of new developments will be designed to achieve the following general objectives:

- a. in Community Areas, new development will be designed to respect and reinforce the physical character of the established neighbourhood within which it is located as set out in policies 9.1.2.2 - 9.1.2.4 or, where no established neighbourhood is located, it shall help establish an appropriate physical character that is compatible with its surroundings, as set out in policy 9.1.2.5. An Established Community Area is a portion of the Community Area identified on Schedule 1 (Urban Structure) generally bounded by Major or Minor Arterial streets or other significant features such as the Natural Heritage System, which is entirely or almost entirely developed and occupied, such that its physical character is well defined;
- b. in Intensification Areas, new development will be located and organized, as set out in policies 9.1.2.7 and 9.1.2.9, to frame and support the surrounding public realm and massed to fit harmoniously into its surrounding environment, including appropriate transition to areas of lower intensity development;
- c. in Employment Areas, new development will be located and organized, as set out in policy 9.1.2.10, to provide functional buildings that meet the needs of employees that walk, cycle or take transit, and to limit any impacts on nearby Community Areas; and
- d. in Countryside areas, new development, where permitted, shall be rural in character and protect, preserve and strengthen the rural and agricultural context within which it is situated, as set out in policy 9.1.2.11 of this Plan. (OPA #15).

Policies 9.1.2.2 to 9.1.2.5 only apply to Established Community Areas, however, the general intent of the policies with respect to compatibility with existing neighbourhood character has been met. the proposed new development will respect and reinforce the existing scale, height, massing, lot pattern, building type, character, form, and planned function of that already established in the surrounding lands within the Community Area by applying the same *Low-Rise Residential* designation and land use policies characterizing the surrounding communities.

To establish a compatible physical character does not require the future redevelopment to be seemingly identical. An appropriate transition in lot sizes and built form as proposed through the development is appropriate and conforms to the policies of VOP 2010.

## 9.2.2 Land Use Designations



It is the policy of Council that:

#### Low-Rise Residential

- 9.2.2.1 In areas designated on Schedule 13 as Low-Rise Residential, the following policies apply:
- a. Low-Rise Residential areas be planned to consist of buildings in a low-rise form no greater than three storeys.
  - b. The following uses shall be permitted in areas designated as Low-Rise Residential, in addition to those uses permitted through policy 9.2.1.9:
    - i. Residential units;
    - ii. Home occupations;
    - iii. Private home day care for a maximum five (5) children; and
    - iv. Small-scale convenience retail, provided the use is:
      - A. located on a corner lot where at least one of the sides is on a collector or arterial street as indicated on Schedule 9; and
      - B. a maximum of 185 square metres of gross floor area.
  - c. The following Building Types are permitted in areas designated as Low-Rise Residential, pursuant to policies in subsection 9.2.3 of this Plan:
    - i. Detached House;
    - ii. Semi-Detached House, subject to Policies 9.1.2.3, 9.1.2.4, and 9.2.3.1;
    - iii. Townhouse, subject to Policies 9.1.2.3, 9.1.2.4, and 9.2.3.2; and
    - iv. Public and Private Institutional Buildings. (OPA #15)
  - d. In applying Policy 9.2.2.1.c. the following shall apply:
    - i. In developing Community Areas, Townhouses as identified in 9.2.2.1.c

The application for Official Plan Amendment seeks to re-designate a portion of the Subject Lands from “*Private Open Space*” to “*Low-Rise Residential*”.

#### Parks

#### Natural Areas (In part)

- 9.2.2.16 In areas designated on Schedule 13 as Natural Areas, the following policies shall apply:
- a. Natural Areas are subject to the policies applicable to Core Features in the Natural Heritage Network in Section 3.2 of this Plan.
  - b. Enhancement Areas, Built-Up Valley Lands and other lands in the Greenbelt Plan and Oak Ridges Moraine Conservation Plan connect and support Natural Areas, such that the policies regarding these lands in Section 3.2 and policy 9.1.1.8 shall be considered, where relevant, for new development and/or site alteration adjacent to Natural Areas.

Many of the trees on the Subject Lands are designated for preservation and will be conveyed into public ownership.

It is important to note that the VOP 2010 contemplates that the uses governed by the *Private Open Spaces* designation may cease to exist and provides direction on changes to this designation. Policy 9.2.2.17 specifically states:

In areas designated on Schedule 13 as private open space, the following policies shall apply:

- a. Private open spaces shall consist of cemeteries and golf courses, which shall contribute to the overall open space network and the former Keele Valley Landfill and former Township of Vaughan Landfill Sites.
- b. The following uses are permitted in areas designated as private open spaces:
  - i. cemeteries, including the following accessory buildings and structures: mausoleums, columbaria, crematoria, chapels, caretakers residences, in accordance with the provisions of the implementing zoning by-law. Crematoria shall only be permitted in cemeteries which are greater than 4 hectares in area and have frontage onto an arterial road;
  - ii. golf courses, including club house facilities and driving ranges;
  - iii. public and private open spaces;
  - iv. with respect to the former Keele Valley Landfill and former Township of Vaughan Landfill sites, decommissioning activities related to the former landfills including energy production; and
  - v. with respect to cemeteries, they shall not be laid out to prevent the implementation of a finer-grained road network in the future.
- c. Should the Private open space cease to exist, appropriate alternate land uses shall be determined through the Official Plan amendment process and shall be subject to an area specific study.

- d. Given the specialized nature of Private open space buildings, building types are not prescribed.

The proposed development conforms with this policy and seeks to implement a “Low-Rise Residential” *land* use designation which has been deemed to be an appropriate alternate land use, as it is the predominant land use in the neighbourhood. The Owner provided a range of technical studies deemed required for a complete application under the *Planning Act* and subsequent staff and agency review. Through detailed staff and agency comments, the Owner has revised the draft plan to protect core features, appropriately maintaining the low-rise residential land use already established surrounding the subject lands. The complete applications submitted have met the requirements of area specific study and review.

#### Infrastructure and Utilities

9.2.2.26 In areas designated on Schedule 13 as Infrastructure and Utilities, the following policies shall apply:

- a. The Infrastructure and Utilities designation applies to lands which are used at grade for the provision of infrastructure, such as utility corridors and stormwater management ponds.
- b. The following uses are permitted in areas designated as Infrastructure and Utilities:
  - i. all uses and structures associated with the provision of a utility or municipal service;
  - ii. secondary uses such as passive or active recreation, community gardens, other utilities, parking lots and outdoor storage that are accessory to adjacent land uses subject to the review/approval of the utility provider.

The OPA identifies new stormwater management facilities which are shown as Infrastructure and Utilities within the proposed amendment to the plan. The TRCA and staff have reviewed the proposed stormwater management facilities and blocks and have included conditions of approval found in Attachment #1.

#### Woodbridge Centre Secondary Plan

The southern portion of the Subject Lands are situated within the Woodbridge Centre Secondary Plan which provides guidance for development in the Woodbridge Centre that is in keeping with the Woodbridge Heritage Conservation District and designates a portion of the Subject Lands as *Private Open Spaces* (Figure 6: Woodbridge Centre Secondary Plan Land Use Plan – Schedule 2). The proposed OPA seeks to expand the area of the Secondary Plan to include the entirety of the Subject Lands.

## 2.0 PRINCIPLES AND OBJECTIVES

1. To Foster a Sense of Place: Development shall contribute to a defined identity and “a sense of place” for the Woodbridge Centre and shall be planned as a destination in its own right, defined by a strong pedestrian realm and a healthy mix of land uses.
2. Protect Heritage Resources: All new development shall respect the area’s natural and cultural heritage assets and shall contribute to its heritage character, including its forests and river valleys, its landscapes and streetscapes, and its buildings and structures.
3. Provide a Mix of Uses: A mix of uses shall be accommodated and encouraged in the Woodbridge Centre to support a vibrant community and healthy economy.
4. Achieve a Critical Mass: Islington Avenue and Woodbridge Avenue should provide the opportunity for residential and employment intensification where appropriate, and support their role and function as vibrant neighbourhoods within the City of Vaughan.
5. Achieve a High Quality Built Form: New development shall contribute to the defined identity of the area and ensure high quality design of architecture and built form.
6. Establish a Central Community Amenity within the Core: Strengthen Market Lane as the core public amenity area and community focus where pedestrians can gather for social functions and community events.
7. Create a Supportive Transportation Network: The design of the transportation network should support the expected levels of development and a range of users, including pedestrians, cyclists, public transit, and private vehicles.
8. Protect Natural Heritage, Views, and Environmental Features: The Plan area is defined by its forests and river valleys. These environmental features and natural heritage have shaped the identity and character of Woodbridge and are to be preserved.
9. Enhance and expand the Green Environment: Parks and open spaces shall be connected and enhanced, and additional park land/trails introduced where appropriate.

10. To provide updated mapping and policies for the Special Policy Area (SPA) consistent with current Provincial, Regional, and City policy and in consultation with the TRCA.

The Development will support a complete community with an appropriate and healthy mix of uses that are connected, including a range of low-rise housing typologies, parks and the natural and cultural heritage attributes that currently exist. The proposed development is connected and permeable to the surrounding communities, to facilitate walking, active and healthy lifestyles.

The implementation of the MESP will maintain the significant features and functions of the valley including woodlots. Views from Clarence Street are anticipated to maintain the open space character that exists today, and the protection of the vegetation protection zones or buffers along the valley edge will mitigate environmental impacts from development and will minimize the visual presence of the proposed new residential uses.

#### 4.2.4 Urban Design Policies

General Urban Design Guidelines have been created as a corresponding document to this Secondary Plan, which will provide further detail to guide new development. All new development shall be reviewed and considered within the context of these policies and the corresponding Urban Design Guidelines for this Secondary Plan.

1. A minimum 7.5 metre and a maximum 10 metre building setback from the right-of-way are required along Islington Avenue to be in keeping with the existing characteristic deep setbacks along the avenue. The deep setback provides an opportunity for private landscape enhancements and “greening of the avenue”, which is encouraged through density bonusing criteria outlined in Section 10.1.2 in Volume 1 of the Official Plan.
2. A continuous double row of street trees shall be planted along Islington Avenue, taking advantage of the deep setbacks, to visually narrow the width of the corridor and extend the wooded character of the area. Streetscaping shall be guided by a streetscape master plan for the Woodbridge Centre Secondary Plan, building on the Streetscape Master Plan established for the Kipling Avenue Corridor.
3. Views to the river valley shall be protected. Deep sideyard setbacks that are characteristic of the area, shall be maintained.
4. Additional frontyard driveway access onto Islington Avenue is discouraged for any new development. Parking access shall be provided in the back of buildings via a lane, where possible.

5. Encourage the protection and enhancement of the remaining single family residential pockets of distinct cottage heritage character, as shown on Schedule 5 - Distinct Character Areas. These areas are characterized as being “nestled” within a forested landscape, (most of which are Regionally Significant Forests and Environmentally Significant Areas) and typically have deep building setback conditions. Any development of these properties shall protect and enhance the forested landscape in accordance with Section 7: The Environment.
6. Protect the existing heritage landscape resources. All new development shall respect the Regionally Significant Forests, and the Environmentally Significant Areas as identified in Section 7.0 Environmental
6. Policies of this Plan, and the Natural Heritage policies of Section 3.0 and the Cultural Heritage policies of Section 6.0 in Volume 1 of the VOP 2010.
7. Encourage a multi-modal, transit-friendly corridor that includes transit service and amenities, bike lanes (in accordance with the Pedestrian and Bicycle Master Plan), sidewalks, and street furniture.
8. Create easy access to new parks and trails, especially for neighbourhoods east and west of Islington Avenue.
9. The northeast corner of Islington Avenue and Davidson Drive, where the local trail connects to the Inter-Regional Trail System, shall include seating opportunities and signage for both local and regional trails (see Schedule 7 or Schedule 8 for the location of the area, identified as a Trail Head or Gateway).
10. Protect the stable residential neighbourhoods west of Islington Avenue. Preserve their unique built form character: housing within a mature wooded context, spacious front and side-yards, connections to the valley and golf course via the trail system, a coherent mix of architectural styles and house forms.

The Development ensures the protection and preservation of the built form character by providing lot sizes and standards that are compatible. The Development will implement connections to the valley and Proposed Park that do not currently exist for the public today. Views to the river valley have been protected where feasible, which provides the opportunity for the public to access and enjoy this amenity. The proposed RD3 zone for single detached dwellings provides development standards which reasonably implement the suggested urban design guidelines.

The relevant Trail Network policies of the Secondary Plan include the following (In Part):

#### 6.2.1 A Complete Trails Network

1. The City shall proceed with the implementation of key off-road pathways as articulated in the Pedestrian and Bicycle Master Plan Study as a high priority

project. All development shall implement the requirements of the City of Vaughan's Pedestrian and Bicycle Master Plan as appropriate.

2. The new pedestrian and bicycle trail network proposed in the Woodbridge Centre Secondary Plan area shall be an enhancement of the Pedestrian and Bicycle Master Plan. All existing and proposed parks and public open spaces within the Plan Area shall be connected to, and made accessible by, the new trail network.
3. The park and open space system shall be accessible via trail heads as identified in Schedule 7. Trail access points shall be demarcated with trail signage that is in keeping with an overall vision for signage and wayfinding. TRCA shall be consulted prior to the finalization of pedestrian trail connections and access points in the valley where TRCA permit approval will be required, and any proposed trail system will need to comply with the VSCMP as well as their trail guidelines.

The Pedestrian and Bicycle Trails Network identifies proposed multi use trails that are intended to be constructed through the Subject Lands and provide connections to multi use trail heads located at the intersection of Mounsey Street and Clarence Street and Islington Avenue and Gamble Street.

## 7.2 Locally Important Forest Resources and Landforms

In addition to lands within the Natural Heritage Network, other natural features shall be enhanced to maintain the "community within a park setting" of Woodbridge. It is the policy of Council:

1. That existing natural forest stands or groupings of trees shall be conserved.
2. That an application for new development and site alteration affecting a site with existing groupings of trees must be accompanied by a Tree Inventory and Vegetation Conservation Plan that demonstrates tree canopy conservation and enhancement opportunities.
3. That trees on public and private property, having a tree diameter of twenty (20) centimetres or more or having a base diameter of twenty (20) centimetres or more, must be conserved, and the requirements of the City of Vaughan Tree By-law 185-2007 as may be amended, must be adhered to.
4. That the existing natural topographic features and remnant landscape forms such as the hills, the old river beds mainly evident within the Clarence Street Character Area and North Johnston Park, as well as the forested hillsides of Memorial Hill Park and surrounding the Fairgrounds, that reflect and contribute to the historic landscape and character of Woodbridge, shall be preserved and maintained.

5. That the forested character should be encouraged to expand within the urban context, within the neighbourhoods and especially along streets or trail routes in order to create a continuous system of open spaces, provide a transition to the built form and ensure that Woodbridge is continuously planned as “a community within a park setting”.

The intent of these policies seeks to protect natural features, forest and forested character. The conveyance of significant portions of the overall site for open space and public park land promote the long-term environmental preservation and conforms to Section 7.2.

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

The Subject Lands are zoned “OS1 Open Space Conservation Zone”, “OS2 Open Space Park Zone”, “A Agricultural Zone”, “R1 Residential Zone” subject to site-specific Exception 9(263), “R1 Residential Zone” subject to site-specific Exception 9(1090) and “R2 Residential Zone”, as shown on Attachment 2, which does not permit the Development. As such, an amendment to Zoning By-law 1-88 is required.

The Zoning By-law Amendment application has been submitted by the Owner to rezone the Subject Land as follows and subject to the following site-specific exception:

- “RD3 Residential Detached Zone Three” - all lots proposed for detached dwellings subject to a Holding Symbol (H).
- “RT1 Residential Townhouse Zone” – all Blocks proposed for street townhouse, subject to a Holding Symbol (H).
- “OS1 Open Space Conservation Zone” - the proposed open space and stormwater management blocks, subject to a Holding Symbol (H).
- “OS2 Open Space Park Zone” - the proposed park and parkette, subject to a Holding Symbol (H).

The Holding Symbol is recommended for the Subject Lands to satisfy the conditions of the City of Vaughan, Toronto and Region Conservation Authority and York Region as well as the recommendations of this report.

Table 2:

	Zoning By-law 1-88 standard	Zone requirements (RD3, OS1 zones)	Proposed Exceptions (RD3, OS1 zones)
a.	Maximum permitted building height	A maximum building height of 11m is permitted in the RD3 zone	A maximum building height of 9.5 metres (two storey's) is permitted
b.	Permitted Uses in OS2 zone	Uses permitted within OS2 zone:	Permit the following uses only within the OS2 zone:



		Driving range Golf Course Miniature golf course Recreational uses as defined in section 2.0	Playground/play facilities; ii. Local Off-leash dog park; iii. Outdoor fitness equipment; iv. Park Building (includes washroom, storage, maintenance and mechanical rooms); v. Shade Structures/Picnic Shelters; vi. Open Lawn/Informal Play Areas; vii. Court Sports (Basketball and/or Tennis Courts); viii. Vehicular parking with lighting ix. Walkways/pathways with pedestrian lighting; x. Trail Head Access; xi. Multi-use Recreational Trails (Local); xii. Multi-use Recreational Trails (City-Wide/Vaughan Super Trail (VST)); xiii. Other passive recreational opportunities (e.g., nature appreciation, gardens);
c.	Permitted Uses in the OS1 “Open Space Conservation” zone	Uses permitted in the OS1 Zone:  No building or structure other than for conservation or flood control projects is permitted within the OS1 zone	Permit the following uses only in the OS1 zone:  Playground/play facilities; ii. Local Off-leash dog park; iii. Outdoor fitness equipment; iv. Park Building (includes washroom, storage, maintenance and mechanical rooms); v. Shade Structures/Picnic Shelters; vi. Open Lawn/Informal Play Areas; vii. Court Sports (Basketball and/or Tennis Courts);

			viii. Vehicular parking with lighting ix. Walkways/pathways with pedestrian lighting; x. Trail Head Access xi. Multi-use Recreational Trails (Local); xii. Multi-use Recreational Trails (City-Wide/Vaughan Super Trail (VST)); xiii. Other passive recreational opportunities (e.g., nature appreciation, gardens);
d.	Permitted yard encroachments  (Unenclosed, Uncovered, covered, unexcavated porches, exterior stairways, balconies, bay windows)	Maximum yard encroachments  A maximum encroachment of 1.8 m is permitted	To permit a maximum yard encroachment of steps, porches (covered or uncovered) of 3 m provided a 1.5 m no encroachment zone shall be maintained

The Development Planning Department supports the rezoning of the Subject Lands shown on Attachment 4 and the proposed site-specific exception to the “RD3 Residential Detached” Zone. The rezoning and proposed development standards facilitate a Development that is consistent with other similar developments and is compatible with the surrounding area, consistent with the policies of the PPS, Growth Plan and YROP, and maintains the intent of VOP 2010 with the amendments as proposed. The lands are characterized with significant changes in slope and environmental constraints which reduces the amount of developable area based on the TRCA established development limits. Each lot proposed has appropriate grading, conforms to the minimum lot areas, lot depths and frontages, which will accommodate a compact built form and provide a variety of housing sizes and lot areas within the community.

The permitted yard encroachments of 3 metres provide flexibility for conditions where a porch is either covered or uncovered and unenclosed. By ensuring a minimum 1.5 m no encroachment zone, the location of steps and porches are safely setback from sidewalks and pedestrian walkways, etc.

The passive recreational and park related uses proposed in the OS1 and OS2 zone is required to facilitate the full utility, programmability and maximum citizen benefit of the parkland block (block 648) and open space blocks being dedicated to a public authority, allowing for the natural enjoyment of these lands.

A maximum building height of 9.5 m is required to facilitate the design of two-storey single detached dwellings. Development Planning can support this maximum height which respects the transition, height and scale of the proposed development.

***The Planning Act enables a municipality to pass a resolution to permit the Owner to apply for a future Minor Variance application(s), if required, within 2 years of a Zoning By-law coming into full force and effect***

Section 45(1.3) of the *Planning Act* restricts an Owner from applying for a Minor Variance application(s) to the Vaughan Committee of Adjustment before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands came into effect. However, the *Planning Act* also enables Council to pass a resolution to allow an Owner to apply for a Minor Variance Application(s) to permit minor adjustments to the implementing Zoning By-law, prior to the two-year moratorium.

The Development Planning Department has included a Recommendation to permit the Owner to apply for a Minor Variance application(s) to address refinements to the Development that may arise through the final design and construction process. A condition to this effect is included in the Recommendations of this report.

The Development Planning Department notes that City Council adopted comprehensive By-law 001-2021, subject to transition provisions. The zoning by-law is adopted however not in full force and effect. The amendments required to 1-88, described above in table 2 to facilitate the proposal are considered matters of transition, as regulated under By-law 1-2021.

***The Development Planning Department has no objection to the Draft Plan, subject to Conditions of Approval***

The Draft Plan shown on Attachment 5 is for the purpose of creating a low-rise residential subdivision:

Site Design

The Development Planning Department is satisfied that the draft plan of subdivision subject to the conditions of draft plan approval and proposed amendments to Zoning by-law 1-88 conform to the Official Plan and will facilitate a low-rise residential development that is compatible with the existing and planned built form in the surrounding area. The north and south residential developments respect and reinforce the existing physical character and uses of the surrounding area. Specifically, the

pattern of rear and side yard setbacks, size and configuration of lots is compatible abutting or in the vicinity of established neighbourhood lots, both of which contribute to attractive streetscapes and landscape. Staff have reviewed the Integrated Open Space and Natural Heritage System Plan, prepared by Beacon Environmental, dated May 2021, and the Landscape Master Plan, prepared by MBTW Group, revised May 2021 and conclude that the proposed development provides for a good design supporting the development of a complete community.

City staff have engaged Indigenous Peoples with an interest in the City of Vaughan on these applications. Correspondence received indicated no concerns with the development, and two emails from the Mississaugas of the Credit First Nation (MCFN) and Huron Wendat First Nation identified an interest and a request to participate in future Archaeological field work. City staff recommended to the Owner that they engage the MCFN and Huron Wendat First Nation prior to the commencement of any subsequent archeological works.

#### Urban Design and Cultural Heritage

The development maintains the overall “in the park” character while providing an appropriate balance of single detached dwellings, street townhouses, parks and open spaces within an established settlement area. The lotting of the proposed subdivision avoids irregular lots where feasible, resulting in a compact and sustainable built form. The Pedestrian and Bicycle Circulation Plan submitted by the Owner has been reviewed by staff, identifying active and passive recreational use opportunities which integrate the northerly and southerly table land where residential dwellings are proposed. The development promotes good Urban Design principles which is respectful to the Woodbridge community while preserving cultural heritage, protecting mature trees and fostering a complete community.

#### ***The Section 51 (24) Planning Act provides criteria which the subdivision must have regard for.***

- 51 (24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,
- (a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;
  - (b) whether the proposed subdivision is premature or in the public interest;
  - (c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

- (d) the suitability of the land for the purposes for which it is to be subdivided;
- (d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;
- (e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;
- (f) the dimensions and shapes of the proposed lots;
- (g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;
- (h) conservation of natural resources and flood control;
- (i) the adequacy of utilities and municipal services;
- (j) the adequacy of school sites;
- (k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;
- (l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and
- (m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the *City of Toronto Act, 2006*. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).

The proposed subdivision will provide adequate utilities and municipal services as further detailed later in this report. The subdivision provides appropriate lot sizes and dimensions in conformity with the Official Plan. Low-rise residential land uses which abut private open space are demonstrably suitable for development, where the proposed built form is similar, although not identical to the existing communities, will provide smaller single family detached and street townhouses to the community.

The proposed draft plan of subdivision has adequate school sites, utilities, municipal services. The proposed subdivision provides conservation of natural resources through the conveyance of 17.4 Hectares of land, brought into public ownership, which would otherwise remain in private ownership.

The proposed subdivision consisting primarily of single-family dwellings, which abut other built out low-rise communities, comprised predominantly of single family detached dwellings in the vicinity is suitable. The proposed draft plan of subdivision has appropriate regard for the criteria set forth by 51 (24) of the *Planning Act*.

***The Development Engineering ('DE') Department has no objection to the Applications, subject to conditions***

The following documents formed the basis of DE's review of the Planning Applications:

- Preliminary Servicing & Grading Plans, prepared by Schaeffers & Associates Ltd.; dated October 2021;
- Draft Plan of Subdivision, prepared by KLM Planning Partners Inc., dated September 20, 2021;
- Remedial Action Plan, EXP Services letter, dated August 20, 2021;
- Clubhouse Developments Remedial Action Plan Owner's Certification Letter dated October 18, 2021;
- EXP Services Reliance Letter dated October 18, 2021;
- Revised technical memorandum and drawings titled, prepared by BA Group, dated May 10, 2021;
- Technical memorandum titled, prepared by BA Group, dated June 18, 2020;
- Technical memorandum titled, prepared by BA Group, dated August 20, 2021; and
- Preliminary design drawings for external improvements and subdivision access points, and preliminary signage plans prepared by BA Group, dated July and August, 2021.

**Municipal Servicing**

The Owner has previously submitted revised Master Environmental Servicing Plan (MESP) and Functional Servicing Report (FSR), dated May 2021, both prepared by Schaeffers Consulting Engineers in support of the proposed draft plan of subdivision.

The City has initiated a Servicing Master Plan Update, Integrated Urban Water Master Plan Class EA (IUW-MP). The Study will assess the existing and planned municipal servicing systems (water, wastewater, stormwater) to support the City's Official Plan review. A Functional Servicing Strategy for the Woodbridge Centre Secondary Plan area will be established through this on-going master plan update. The completion of these studies is anticipated in the 2<sup>nd</sup> quarter of 2022, at which time specific upgrade needs will become known.

The Owner shall implement and/or contribute to infrastructure improvements based on the conclusions and recommendations of the City's Integrated Urban Water Master Plan EA and related Functional Servicing Strategy Report, as appropriate and to the

satisfaction of the City. An area specific Development Charge By-law may be subsequently established to facilitate the implementation of required sanitary sewer improvements. The Development Engineering has no objections to the proposed servicing strategies subject to addressing comments and conditions.

The following provides a summary of the municipal services for the development:

#### Water Supply

The Subject Lands are situated within two separate Pressure Districts (PD) of the York Water Supply System. The boundary splits the Subject Lands in half, with the north and south neighbourhoods situated in PD5 and PD4, respectively. Existing watermain bounding the Subject Lands are available to supply water servicing for the proposed residential uses in each respective PD. Proposed servicing for the north catchment can be provided via an existing PD5 watermain on Wycliffe Avenue and existing connection on Clarence Street. Proposed servicing for the south catchment can be provided via an existing PD4 watermain connection at Gamble Street, Davidson Drive and Mounsey Street for looping purposes. The existing watermain on Mounsey Street is in substandard conditions and the Owner is required to replace the existing ductile iron watermain along Mounsey Street to Clarence Avenue with a polyvinyl chloride (PVC) watermain, to the satisfaction of the City.

Based on the analysis, the water supply demands for the proposed development are satisfied along with the fire protection requirements. The Development Engineering has no objections to the proposed water supply services, subject to addressing comments and conditions. The Owner shall implement and/or contribute to infrastructure improvements based on the conclusions and recommendations of the City's Integrated Urban Water Master Plan EA and related Functional Servicing Strategy Report, as appropriate and to the satisfaction of the City.

#### Sanitary Servicing

The Subject Lands are bounded by an existing sanitary sewer on Clarence Street and sewers within the existing residential subdivision north, south and east of the site. The MESF proposes to connect the north and south neighbourhoods to the York Durham Sewage System (YDSS) through two separate outlet sewers. The north neighbourhood is proposed to discharge sanitary flow to the Clarence Street and join the YDSS system at the intersection of Islington Avenue and Clarence Street. The south neighbourhood is proposed to discharge its sanitary flow to the existing sanitary sewer on Davidson Drive and ultimately to YDSS at the intersection of Islington Avenue and Davidson Drive. A downstream sanitary sewer analysis concludes that the Subject Lands can be accommodated within the existing sewer network provided that select measures are adopted by the City to facilitate the additional sanitary flow. The proposed sanitary

servicing strategy for the Subject Lands depends on existing infrastructure to convey flow originally unaccounted in the original design.

The ISS study has identified the availability of residual downstream sanitary sewage capacity for the development application (north and south portions) with the implementation of proposed Risk Management Measures. The Development Engineering has no objections to the proposed sanitary services, subject to addressing comments and conditions.

### Storm Servicing

The Subject Lands are located within the Humber River watershed and are currently sloped from the highest point in the northeast corner to a low point adjacent Clarence Street. There are some wetlands/wet ponds present throughout the site which drain to the main valley feature traversing the Subject Lands or to the Humber River. Several subsurface culverts exist on Clarence Street that facilitate stormwater to flow westerly towards the Humber River. An existing sediment pond was identified at the northeast corner of the Subject Lands bordering the rear property limits of residences on Pennycross Court and Torran Road. The sediment pond currently intakes stormwater drainage from the existing subdivision bordering the Subject Lands. The existing pond was deeded to the Board of Trade Golf Course and the pond's existing municipal inlet sewer, located between 300 & 3001 Pennycross Court, is proposed to connect to the new storm sewer network within the Subject Lands.

The MESP proposes to construct two stormwater management ponds to service the north and south neighborhoods, and each pond is proposed to service each respective neighbourhood. It is proposed that both ponds discharge to the valley of the Main Humber River and provide the required controls as required by the City and TRCA.

The MESP further reviews the impacts of the stormwater servicing methods on the existing developments adjacent the Subject Lands and on downstream stormwater infrastructure. The results identified that some of the existing culverts on Clarence Street will require upsizing to accommodate the flow from the north neighbourhood and improvements to existing conveyance features like swales and ditches will be necessary. Furthermore, the existing ponds on the Subject Lands were identified to be decommissioned and consolidated with the proposed stormwater servicing approach to mitigate any impacts to the surrounding communities.

The Owner shall implement and/or contribute to infrastructure improvements based on the conclusions and recommendations of the City's Integrated Urban Water Master Plan EA and related Functional Servicing Strategy Report, as appropriate and to the satisfaction of the City.



### Lot Grading

The Subject Lands have steep topography with a fall of approximately 43 meters from the highest point in the northeast corner, to a low point next to Clarence Street. There is one major valley that traverses the subject lands which drains to an existing culvert under Clarence Street.

In some areas along the perimeter of the subject lands 3:1 grading and retaining walls have been proposed to allow the internal site grades to match into grades of adjacent properties, while keeping lot grades within the acceptable limits of City's Lot Grading Criteria. DE has reviewed the provided Preliminary Grading and Servicing Plans and in general, has no objections to the proposed grading, subject to addressing comments and conditions. At the detailed design stage, the Owner shall provide detailed grading plans confirming that the grading of the site and lot grading of the individual lots have met the current City's Lot Grading Criteria and no structures shall be located on the municipal right-of-way.

### Environmental Site Assessment

Phase One and Phase Two Environmental Site Assessments (ESA) were undertaken and provided in support of the Planning Applications for the Subject Lands. The findings of the initial ESA reports identified soil and groundwater impacts in the southern portion of the Subject Lands, where the clubhouse and operations facilities are located. Additional ESA investigations were undertaken and refined the initial findings resulting in the delineation of soil impacts to a localized area near the operations facility. The Owner's Environmental Consultant submitted a Remedial Action Plan and proposed to address the localized soil impacts through excavation and offsite disposal. In accordance with O. Reg. 153/04, the proposed re-development will require the Owner to obtain and file a Ministry of the Environment, Conservation, and Parks (MECP) Record of Site Condition (RSC) for the Subject Lands confirming the site is suitable for residential due to the change to a more sensitive land use. In addition, as a result of the required remediation and in accordance with the City's contaminated sites policy, the holding symbol 'H' shall be applied to the amending zoning by-law with removal conditional upon the implementation of the Remedial Action Plan and submission of a copy of the MECP RSC.

### Noise And Vibration Analysis

An Updated Preliminary Environmental Noise and Vibration Report was provided in support of the Planning Applications for the Subject Lands. The only significant noise sources affecting the development are the road traffic on Clarence Street and two proposed collector roads within the Subject Lands. Due to the separation distance (Islington Avenue is located approximately 260m east of the proposed development and CP Mactier rail corridor located 820m from the proposed development) and screening by the intervening residential development, Islington Avenue and the rail corridor are

acoustically insignificant with respect to the proposed development. Furthermore, the report investigated the potential noise impact of the development on the surrounding residential communities.

The report concludes that with the incorporation of the proposed mitigation measures on Lots 1 and 2, the sound levels will be within the appropriate environmental noise criteria. The future occupants will be advised through use of warning clauses. Mitigation measures to attenuate sound levels due to development of the subject lands are not required for any of the lots within the existing residential communities.

The environmental vibration due to road traffic will be negligible at the existing and future residential lots and blocks.

DE has reviewed the provided Updated Preliminary Environmental Noise and Vibration Report and in general, has no objections subject to addressing comments and conditions. A detailed noise report should be prepared once a final draft plan and final grading plans are available to ensure the applicable environmental noise criteria are achieved.

#### Transportation

Transportation Engineering staff has reviewed the Transportation Study and respective drawings submitted in support of the subject development application. Following this review, staff have provided comments regarding number of matters associated with the Draft Plan of Subdivision as well as the required external improvements. The outstanding comments are expected to be addressed and an updated draft plan, and engineering drawings for both internal roads and external improvements to be provided by the Owner to the satisfaction of the City.

#### Road Network

The proposed road network includes two minor collector roads and series of local roads. These roads provide vehicular connection to Clarence Street via the two minor collector streets for the northern area and to Davidson Drive through Lloyd Street for the southern area. In addition, an emergency and active transportation access is proposed to Wycliffe Avenue to the north and one to Gamble Street to the east.

#### Active Transportation, Transit and Parking

The Subject Lands have limited access to transit services through Islington Avenue. Therefore, it is critical to provide other travel choices for the residents including active transportation. The proposed site includes a trail system along with a sidewalk network that connects the surrounding active transportation facilities to the dwelling units within the site. Additional in-boulevard cycling facilities to be provided on both sides of Street "1" and Street "2" to enhance connectivity to the surrounding active transportation network and trailheads. The proposed subdivision consists of single-family detached dwellings and meets the City's parking requirements as per the zoning by-law 1-88.

### Traffic Impacts and Improvements

The Subject Lands are expected to introduce acceptable traffic impacts to the Regional road network while the impacts to the City roads can be significant. The submitted transportation studies demonstrate that vehicle demand from the subject lands as well as background developments impacts Clarence Street operations especially at the intersections with Woodbridge Avenue, Meeting House Road, and Wycliffe Avenue. Subsequently, external improvements were proposed to accommodate the future traffic at these intersections. These improvements include alterations to the existing and proposed lane configurations of Clarence Street / Woodbridge Avenue, a northbound right turn lane at Clarence Street / Wycliffe Avenue, and a northbound left turn lane and traffic signal at Clarence Street / Meeting House Road. These improvements are expected to be further analyzed at the detail design stage and staff will provide additional comments accordingly. Notwithstanding, the proposed changes to the intersection of Clarence Street and Woodbridge Avenue requires immediate consideration and coordination with Woodbridge Avenue Improvements and Streetscaping Project as it may change approved plans for this intersection and can create significant traffic impacts. On this basis a condition respecting intersection improvements is included on Attachment 1.

Clarence Street / Wycliffe Avenue Intersection: The Owner has proposed a northbound right turn lane to be added at this intersection. Staff have reviewed the functional design drawings and provided comments. Detailed design drawings are required to be provided as a condition of approval as shown on Attachment 1.

Clarence Street / Meeting House Road Intersection: The Owner has proposed a northbound left turn lane and installation of a traffic signal at this intersection. Signalization may not be feasible due to the location of the existing driveways within the intersection. Staff have provided comments regarding this issue and require further review at the detailed design stage.

Clarence Street / Woodbridge Avenue Intersection: The Owner has proposed alterations to the existing intersection lane configurations as well as alterations to the design proposed by Woodbridge Streetscape Plan in order to accommodate the additional vehicular traffic traveling using this intersection. Proposed modifications include the addition of a southbound left turn lane, repainting the pavement markings at eastbound approach to accommodate an eastbound left turn lane and an eastbound through lane, and removal of few on-street parking spaces when compared to the existing condition. However, Woodbridge Street Streetscape Plan proposes the narrowing of the west leg of the intersection among other details that are in conflict with the proposed improvements by the applicant. Based on the review of the submitted transportation studies, it is evident that in case Streetscape Plan design is implemented at Clarence Street / Woodbridge Avenue intersection, and proposed development is

completed without any improvements, significant delays will be experienced by the road users traveling at this intersection. Impacts are expected to be more severe at specific movements such as at southbound and eastbound approaches. Therefore, it is Development Engineering opinion that improvements as proposed by the Owner are necessary to be implemented at this location, including financial considerations, which is included as a condition of draft plan approval as shown on Attachment #1.

***The Urban Design Division of the Development Planning Department has no objection to the Applications subject to the conditions included in Attachment 1***

The Urban Design Division ('UDD') has no objection to the Applications, subject to the conditions included in Attachment 1. UDD has reviewed the following documents submitted in support of the applications:

- Draft Plan of Subdivision
- Concept Plan/Landscape Master Plan
- Community Services & Facilities Impact Study
- Sustainability Metrics
- Urban Design and Sustainability Guideline
- Architectural Control Guidelines
- Landscape Master Plan
- Landscape Plan & Details
- Landscape Cost Estimate
- Constraints Mapping
- Arborist Report & Tree Inventory and Preservation Plan
- Buffer Planting Plans
- Pedestrian and Bicycle Circulation Plan

***The Cultural Heritage Division of Development Department has no objection to the Applications subject to Conditions***

A condition approval is required that any lands to be conveyed to the public authority shall be cleared of any archaeological and ossuary concerns.

Archaeology

Stage 1 AA and Stage 2-3 AA have been submitted in support of the application. The Stage 2-3 AA was only for the subject lands identified for immediate development in this application, and a Euro-Canadian site was encountered through the Stage 2 fieldwork. Stage 3 fieldwork further identified and defined the boundaries of this site. No indigenous artifacts were encountered during this process. The Stage 2-3 AA recommended that the remaining lands within the proponent's legal land holdings that were not assessed (approximately 58.85 hectares) are to be assessed as a condition of approval.

Cultural Heritage

The following documentation submitted:

- Cultural Heritage Impact Assessment
- Heritage Interpretation Plan
- Clarence Street Character Study & Evaluation
- Cultural Heritage Conservation Design Framework

The Subject Lands are not designated under the *Ontario Heritage Act*. As well, not included in the City of Vaughan Register of Property of Cultural Heritage Value. The lands are not noted as a property of interest as per the City of Vaughan Heritage Inventory. The Cultural Heritage Impact assessment submitted concludes reasonably that there are no significant cultural heritage concerns. The submitted reports did not identify any characteristics of the subject lands to fit the guidelines of Cultural Heritage Landscapes as defined by UNESCO, by ICOMOS, or by the HIS-020 guidelines under the Ontario Heritage Trust.

***Parks Infrastructure Planning and Development have no objections to the Redesignation, Rezoning and Draft Plan, subject to the Conditions of Approval***  
Parks Infrastructure Planning and Development ('PIPD') have no objection to the proposed redesignation of the Subject Lands. Furthermore, PIPD have no objections to the Rezoning and Draft Plan, subject to the Conditions for lifting the Holding Symbol ('H') and the Owner satisfying their conditions of approval in Attachment 1 of this report.

Throughout the development application review process, the primary importance from a Parks Planning perspective is the provision and equitable distribution of parkland, access to open space trails and programming of outdoor recreational facilities within the proposed residential development. The proposal identifies parkland – Block 648 (17.4 ha) which will provide local/neighbourhood level outdoor recreational services to the residential development and community. This park is located south of Street "2" and east of Clarence Street. The park is located within the Humber River valley corridor; on the floor of the valley, however, is located outside of any hazard lands, including the Regional Storm Flood Plain and slopes. In consultation with the TRCA, a principle framework was developed which would permit passive programming opportunities within this park.

While the neighbourhood park is 17.4 ha in size, approximately 3 ha of land is expected to be utilized for local neighbourhood parkland requirements within the park block. All other lands in the Park are to be protected, restored and/or enhanced, with limited excavation and grading works. Formal identification and programming of this area will be completed through a detailed Parks and Open Space Master Plan, which will be completed as part of the detailed design process.

For parkland servicing distribution and access to recreational facilities, the provision of a tableland park, generally situated in the northwest of the proposed northern neighbourhood measuring approximately 0.4 ha in size, will be made. This park will provide recreational servicing and access for the remainder of the proposed residential

development community. Both neighbourhood parks will be predominantly programmed to accommodate local service levels to meet the provision recommendations of the 2018 Active Together Master Plan and will satisfy the total parkland dedication to the City. Public walkway and trailhead connections to multi-use pedestrian and cycling trails will form part of the local trail network and ultimately connect into the Vaughan Super Trail (100km concept) will be provided.

***The Toronto and Region Conservation Authority ('TRCA') has no objection to the development subject to Conditions***

The TRCA has advised that the staked limits of development are sufficient. Adjustments to the final development limits may occur in response to agency and departmental comments, including those provided by the TRCA through the detailed design engineering, review and agreement required as conditions of approval, as set out in *Attachment 1*

Staff have been informed that programming of the valley floor could be permitted for local recreational uses. With the programming of the valley floor permitted by the TRCA, the City has access to a suitable amount of parkland to provide for local recreational services.

***The York Region District School Board ('YRDSB') York Catholic District School Board ('YCDSB') have no objection to the development***

The Applications have been circulated to the YRDSB and YCDSB for review and comment. The YRDSB advises that due to accommodation pressures in the area future students may need to attend a school outside of their community. The YCDSB have no objection to the approval of the Development but has requested that sidewalks be provided on one side of all streets within the Plan.

***Canada Post Corporation has no objection to the Development***

The Canada Post Corporation has no objection to the Development subject to the Conditions of Approval identified in Attachment 1 of this report.

***All utility companies have no objection to the Development***

Alectra Utilities Corporation, Bell Canada and Enbridge Gas Distribution Inc. have indicated no objection to the Draft Plan, subject to the Conditions of Approval identified in Attachment 1.

**Financial Impact**

Not applicable.

## **Broader Regional Impacts/Considerations**

York Region has no objection to the proposed development, subject to the attached conditions identified in Attachment 1.

## **Conclusion**

The Development Planning Department has reviewed the Applications in consideration of the *Planning Act*, Provincial Policy Statement, Growth Plan, York Region and City Official Plan policies, the comments received from City Departments, external public agencies, the public, and the surrounding area context.

The Development Planning Department is of the opinion that the Applications are consistent with the *Planning Act*, Provincial Policy Statement, 2020, and conforms to the Growth Plan for the Greater Golden Horseshoe, 2019, as amended. The Applications conform to the YROP and meets the “Community Area” policies of VOP 2010 with proposed amendments to VOP 2010 and the Woodbridge Centre Secondary Plan.

The Development Planning Department recommends that the Applications be approved, subject to the Recommendations in this report.

**For more information**, please contact Brandon Correia, Manager of Special Projects, ext. 8227.

## **Attachments**

1. Conditions of Draft Plan of Subdivision Approval
2. Context and Location Map
3. Proposed Land Use Designations
4. Proposed Zones
5. Proposed Draft Plan of Subdivision File 19T-19V007
6. Existing Land Use Designations (VOP 2010 Schedule 13)
7. Existing Land Use Designations (Woodbridge Secondary Plan)

## **Prepared by**

Brandon Correia, Manager, Special Projects, ext. 8227  
Nancy Tuckett, Director of Development Planning, ext. 8529

## **Approved by**



Haiqing Xu, Deputy City Manager,  
Planning & Growth Management

**Reviewed by**



Nick Spensieri, City Manager



## **ATTACHMENT NO.1**

### **CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL DRAFT PLAN OF SUBDIVISION FILE 19T-19V007 (THE 'PLAN') CLUBHOUSE DEVELOPMENTS INC (THE 'OWNER') VICINITY OF CLARENCE STREET, ISLINGTON AVENUE, NORTH OF DAVIDSON DRIVE**

**THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN ('CITY') THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF THE PLAN, ARE AS FOLLOWS:**

The Owner shall satisfy the following Conditions of Approval:

1. The Conditions of Approval of the City of Vaughan as set out in Attachment No. 1a).
2. The Conditions of Approval of York Region as set out in Attachment No. 1b) and dated November 4, 2021.
3. The Conditions of Approval of the Toronto and Region Conservation Authority ('TRCA') as set out in Attachment No. 1c) and dated October 29, 2021.
4. The Conditions of Approval of Enbridge as set out in Attachment No. 1d) and dated November 28, 2020.
5. The Conditions of Approval of Bell Canada as set out in Attachment No. 1e) and dated January 7, 2021.
6. The Conditions of Approval of Canada Post as set out in Attachment No. 1f) and dated May 27, 2021.
7. The Conditions of Approval of Alectra Utilities as set out in Attachment No. 1g) and dated January 15, 2020.

#### **Clearances**

1. Final Approval for registration may be issued in phases to the satisfaction of the City, subject to payment of all applicable fees provided that:
  - a) Phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure, schools and other essential services; and
  - b) all commenting agencies agree to registration by phases and provide

clearances, as required in the Conditions in Attachment No. 1, and for registration; and furthermore, the required clearances may relate to lands not located within the phase sought to be registered.

2. The City shall advise that the Conditions on Attachment No. 1a) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
3. York Region shall advise that the Conditions on Attachment No. 1b) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
4. The Toronto and Region Conservation Authority shall advise that the Conditions on Attachment 1c) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
5. Enbridge Gas shall advise that the Conditions on Attachment No. 1d) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
6. Bell Canada shall advise that the Conditions on Attachment No. 1e) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
7. Canada Post shall advise that the Conditions on Attachment No. 1f) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
8. Alectra Utilities shall advise that the Conditions on Attachment No. 1g) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

**ATTACHMENT NO. 1a)**

**CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL  
DRAFT PLAN OF SUBDIVISION FILE 19T-19V007 (THE 'PLAN')  
CLUBHOUSE DEVELOPMENTS INC. (THE 'OWNER')  
VICINITY OF CLARENCE STREET, ISLINGTON AVENUE,  
NORTH OF DAVIDSON DRIVE**

**THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION FILE 19T-19V007 (THE 'PLAN'), ARE AS FOLLOWS:**

**CITY OF VAUGHAN CONDITIONS**

1. The Plan to which these conditions of draft plan approval apply shall relate to the Draft Plan of Subdivision Drawing, prepared by KLM Planning Partners Inc. dated, September 20, 2021 and redlined dated November 5, 2021.
2. The Owner shall enter into a subdivision agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development levies, the provisions of roads and municipal services, landscaping, and fencing. The said agreement shall be registered against the lands to which it applies.
3. The Owner shall dedicate road allowances within the Plan as public highways without monetary consideration and free of all encumbrances.
4. The road allowances included within the Plan shall be named to the satisfaction of the City and York Region.
5. The road allowances included in the Plan shall be designed in accordance with the City's standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3 metre reserves. The pattern of streets and the layout of lots and blocks shall be designed to correspond and coincide with the pattern and layout of abutting developments.
6. Any dead ends or open sides of road allowances created by the Plan shall be terminated in 0.3 metre reserves, to be conveyed to the City without monetary consideration and free of all encumbrances, to be held by the City until required for future road allowances or development of adjacent lands.
7. The Owner shall agree in the subdivision agreement that construction access shall be provided only in a location approved by the City and York Region.
8. Prior to final approval of the Plan, the Owner shall provide easements as may be required for utility, drainage or construction purposes granted to the appropriate

authority(ies), free of all charge and encumbrance.

9. Prior to final approval of the Plan, a soils report prepared at the Owner's expense shall be submitted to the City for review and approval. The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations including pavement design structure for ideal and non-ideal conditions to the satisfaction of the City.
10. Prior to the initiation of the registration of the Plan or any phase thereof, the Owner shall submit to the City for review and approval the following:

A detailed engineering report that describes the storm drainage system for the proposed development within the Plan, which report shall include:

- a) plans illustrating how this drainage system will tie into surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, how external flows will be accommodated, and the design capacity of the receiving system;
- b) the location and description of all outlets and other facilities;
- c) storm water management techniques which may be required to control minor or major flows; and
- d) proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction.

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

11. The Owner shall agree in the subdivision agreement that no building permits will be applied for or issued until the City is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the proposed development.
12. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized by others to accommodate the development of the plan.
13. Prior to final approval of the Plan, the Owner shall make the necessary arrangements at the expense of the Owner for the relocation of any utilities required by the development of the Plan to the satisfaction of the City.
14. The Owner shall agree in the subdivision agreement to design, purchase material and install a streetlighting system in the Plan in accordance with City Standards

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

15. The Owner shall agree that all lots or blocks to be left vacant shall be graded, seeded, maintained and signed to prohibit dumping and trespassing.
16. The Owner shall agree in the subdivision agreement to maintain adequate chlorine residuals in the watermain within the Plan after successful testing and connection to the potable municipal water system and continue until such time as determined by the City or until assumption of the Plan. In order to maintain adequate chlorine residuals, the Owner will be required to retain a licensed water operator to flush the water system and sample for chlorine residuals on a regular basis determined by the City. The Owner shall be responsible for the costs associated with these activities including the metered consumption of water used in the program.
17. The Owner shall cause the following warning clauses to be included in a schedule to all Offers of Purchase and Sale, or Lease for all lots/blocks within the entire Plan:

- (a) "Purchasers and/or tenants are advised that the planting of trees on City boulevards in front of residential units is a requirement of the City and a conceptual location plan is included in the subdivision agreement. While every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice.

The City has not imposed an amount of a tree fee or any other fee, which may be charged as a condition of purchase for the planting of trees. Any tree fee paid by purchasers for boulevard trees does not guarantee that a tree will be planted on the boulevard in front or on the side of the residential dwelling."

- (b) "Purchasers and/or tenants are advised that proper grading of all lots in conformity with the Subdivision Grading Plans is a requirement of this subdivision agreement.

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

- (c) "Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the CRTC authorize telephone and telecommunication facilities and services to be provided by

telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs.”

(d)“Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by City of Vaughan By-Law 1-88, as amended, as follows:

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

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

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

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

(e)“Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox as per requirements dictated by Canada Post. The location of the mailbox shall be shown on the community plan provided by the Owner in its Sales Office.”

(f)“Purchasers and/or tenants are advised that despite the inclusion of noise control features within both the development area and the individual building units, noise levels, including from construction activities, may be of concern and occasionally interfere with some activities of the building occupants.”

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

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

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

- (j)“Purchasers and/or tenants are advised that this plan of subdivision is designed to include rear lot catchbasins. The rear lot catchbasin is designed to receive and carry only clean stormwater. It is the homeowner’s responsibility to maintain the rear lot catchbasin in proper working condition by ensuring that the grate is kept clear of ice, leaves and other debris that would prevent stormwater from entering the catchbasin. The rear lot catchbasins are shown on the Construction Drawings and the location is subject to change without notice.”

- (k) "Purchasers and/or tenants are advised that the Owner (Subdivision Developer) has made a contribution towards recycling containers for each residential unit as a requirement of this subdivision agreement. The City has taken this contribution from the Owner to off-set the cost for the recycling containers, therefore, direct cash deposit from the Purchasers to the Owner for recycling containers purposes is not a requirement of the City of Vaughan. The intent of this initiative is to encourage the home Purchasers to participate in the City's waste diversion programs and obtain their recycling containers from the Joint Operation Centre (JOC), 2800 Rutherford Road, Vaughan, Ontario, L4K 2N9, (905) 832-8562; the JOC is located on the north side of Rutherford Road just west of Melville Avenue."

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

18. The Owner shall agree in the subdivision agreement to convey any lands and/or easements, free of all costs and encumbrances, to the City that are necessary to construct the municipal services for the Plan, which may include any required easements and/or additional lands within and/or external to the Plan, to the satisfaction of the City.
19. Prior to final approval of any part of the Plan, the lands within this Plan shall be appropriately zoned by a zoning by-law which has come into effect in accordance with the provisions of the Planning Act.
20. The Owner acknowledges that the final engineering design(s) may result in minor variations to the Plan (e.g. in the configuration of road allowances and lotting, number of lots etc.), which may be reflected in the final Plan to the satisfaction of the City.
21. The Owner shall agree in the subdivision agreement to convey any road allowances, road widening, daylight triangles, and flaring on the Plan for public highway, free of all costs and encumbrances, to the satisfaction of the City.
22. Prior to final approval of the Plan, the Owner shall convey the required lands for the widening of the Clarence Street right of way to a minimum width of 26 metres along the frontage of the subject lands and within the limits of the Plan, free of all costs and encumbrances, to the satisfaction of the City.
23. The Owner shall agree in the subdivision agreement to design and construct the Street "4" cul-de-sac and its intersection with Street "1" and Street "3" according to the City of Vaughan Engineering Standards unless justification is provided for a design exception to the satisfaction of Development Engineering.
24. Prior to final approval of the Plan, the Owner shall provide detailed intersection design drawings for all proposed accesses onto the existing boundary roads



inclusive of the emergency accesses to the satisfaction of the City unless alternative arrangements are made with the City.

25. The Owner shall agree in the subdivision agreement to construct proposed intersections and accesses from the subdivision to the existing boundary roads at the Owner's cost as per the approved construction drawings unless alternative arrangements are made with the City. The cost shall be secured through a letter of credit based on cost estimates, to the satisfaction of the City.
26. Prior to final approval of the Plan, The Owner shall provide detailed design drawings for the proposed subdivision road network to the satisfaction of the City. The detail design drawings should provide active transportation connections to the surrounding road network and include the location of sidewalks, multi-use paths, crossings, pavement markings, signage, cross-rides, bike lanes and other transportation infrastructure to the satisfaction of the City.
27. Prior to final approval of the Plan, the Owner shall provide a pavement marking and signage plan for the proposed subdivision to the satisfaction of the City. The Owner shall agree in the subdivision agreement to fully implement the pavement markings and signage at the Owner's cost as per approved drawings to the satisfaction of the City.
28. Prior to final approval of the Plan, the Owner shall convey the following lands to the City or TRCA free of all cost and encumbrances, as follows:
  - a) Block 560 and Block 557 associated environmental buffer
  - b) Block 561 and Block 558 associated environmental buffer
  - c) Block 567 and Block 559 associated environmental buffer
  - d) Block 556 associated environmental buffer block (part of the Block 646 SWM Pond)
  - e) Blocks 575, 576, 577, 578, 579 and 580 as Vista Blocks
  - f) Blocks 568, 569, 571, 572, 573 & 574 for open space purposes
  - g) Block 562 to Block 566
  - h) Blocks required for stormwater management purposes
  - i) Block 648 for parkland
29. Prior to final approval of the Plan, the Owner shall submit an updated Arborist Report, including the tree grouping identified as non-significant woodlands in the final inventory of trees to be removed and compensated for, to the City's Urban Design and Environmental Planning departments for review and approval.
30. Prior to final approval of the Plan, the Owner shall update the Integrated Open Space and Natural Heritage System Plan, including a comprehensive compensation methodology, final values, and a restoration/naturalization plan demonstrating a net ecological gain to the Open Space System, to the satisfaction of the Environmental Planning in consultation with TRCA.

31. The Owner is to submit a Trail Feasibility/Active Transportation Report, to the satisfaction of the City of Vaughan, which is to be completed by an active transportation specialist and will include the following:

- a) Examination of potential trails/walkways connection(s) from the subject lands to the adjacent open space/natural heritage corridor and feasibility of using existing pathways and walkways should those meet City standards;
- b) Connections and feasibility of a multi-use recreational trail connections from the Subject Lands to the future Valleyland Park Block 654;
- c) Connections and feasibility of multi-use recreational trail connections to surroundings lands, within the open space/natural heritage areas including local trail and City-wide trail systems;
- d) Tree Assessment/arborist component which examines the impact of the proposed trail/connections on vegetation and proposed restoration plan;
- e) Geotechnical/Slope stability component which examines slopes in the context of the proposed trail connection;
- f) Review of the condition of existing pathways/cartways identified to form part of the trail route and determine those suitable to meet City trail standards and TRCA regulatory requirements;
- g) An assessment of surface and base/sub-base conditions through appropriate geotechnical testing along routes identified to be converted to permanent trail alignments to ensure these meet City standards or otherwise associated works to be brought up to standards
- h) Identify existing pathways and bridges and other associated structures not required, or otherwise deemed unacceptable by the City that are to be removed;
- i) Review conditions of existing bridges and associated pathway structures and determine if these meet City standards for accessibility, minimum dimension, age, quality of construction and related agency regulatory requirements;
- j) Total cost estimates for each trail alignment proposed or to be converted from existing pathways; and
- k) Recommendations and necessary approvals/warrants for optimal alignments for trail/pedestrian walkways connections and road crossings including but not limited to Clarence Street in coordination with the transport master plan.

32. The Owner shall design and agree to construct all off-road pedestrian paths and multi-use recreational trails within Blocks 568 to 573 inclusive, Valleyland Park Block 654, and associated buffer blocks and in accordance with approved Trail Feasibility/Active Transportation Report to the satisfaction of and at no cost to the City.

33. The Owner shall agree to remove, demolish, and appropriately discard structures, bridges, or existing pathways identified through the Feasibility/Active Transportation Report to be not required, or otherwise deemed unacceptable by

the City and to reinstate demolitions to existing adjacent conditions and all to no cost to the City.

34. The Owner shall agree to provide and register all necessary easements to the City of Vaughan on Blocks 568 to 573 inclusive and associated buffer blocks which are to be determined through the detailed design process for all necessary public pedestrian and City maintenance access to the Valleyland Park Block 654 and which are to be determined through the Feasibility/Active Transportation Report for all multi-use recreational trails.
35. Prior to final approval of the Plan, the Owner shall provide a revised Sustainability Performance Metrics (SPM) scoring tool and cover memo demonstrating how the subdivision meets minimum threshold requirements, to the satisfaction of the City.
36. Prior to final approval of the Plan, the Owner shall provide cross-sections of the proposed minor collector roads (Street 1 and Street 2) showing separate sidewalks and bike lanes on both sides of the roads to the satisfaction of the City.
37. Prior to final approval of the Plan, the Owner shall provide detailed design drawings for the alternative Street “1” alignment showing that design and construction of the Street “1” alignment, and its intersection with Clarence Street, as well as its intersection with Street “4” / Street “3” are consistent with the City of Vaughan Engineering Standards and/or are to the satisfaction of the Development Engineering department.
38. Prior to final approval of the Plan, the Owner shall carry out or cause to be carried out, the design and construction of the traffic calming and traffic management measures that are identified on the functional and/or detailed design drawings. In the event that these measures are found to be insufficient and/or ineffective by the City prior to the assumption of the municipal services, then the Owner shall design and construct additional traffic calming measures and/or traffic management measures to the satisfaction of the City.
39. The Owner shall agree in the subdivision agreement to design and construct all internal and external infrastructure required to service the Plan. The Owner shall provide securities for the construction and decommissioning infrastructure as needed to the satisfaction of the City.
40. Prior to final approval of the Plan, the Owner shall provide detailed intersection design drawings for all proposed external road network improvements following the submitted transportation studies and drawings at Clarence Street intersections with Wycliffe Avenue, Meeting House Road, and Woodbridge Avenue, to the satisfaction of the City unless alternative arrangements are made with the City.

41. The Owner shall agree in the subdivision agreement to finance and implement external improvements at Clarence Street intersections with Wycliffe Avenue, Meeting House Road, and Woodbridge Avenue, as required, based on the conclusions and recommendations of the submitted Transportation Impact Study and drawings, to the satisfaction of the City. The cost shall be secured through a letter of credit based on cost estimates, to the satisfaction of the City.
42. The Owner shall agree in the subdivision agreement that no building permit application will be made for dwelling units on Lots 1 to 13 inclusive, 49 to 54 inclusive, 62 to 80 inclusive, and 119 to 137 inclusive until the design and construction of Street “1” alignment is approved.
43. The Owner shall agree in the subdivision agreement that no application for building permits will be made for dwelling units on Lots 96, 97, 98, 118, 440, 441, 442, 445, 412 to 416 inclusive and 392 inclusive until the design and construction of the Street “1” and Street “2” intersection is approved.
44. The Owner acknowledges that the City is currently undertaking the Woodbridge Avenue Streetscape Plan and as a result of the development, intersection improvements at Clarence Street and Woodbridge Avenue are required. Accordingly, the Owner shall agree in the subdivision agreement to provide a cost estimate and a letter of credit security associated with delaying or altering the design and/or implementation of the Woodbridge Avenue Streetscape Plan to the satisfaction of the City.
45. Prior to final approval of the Plan the Owner shall provide Grading and Servicing plans to the satisfaction of the City.
46. Prior to final approval of the Plan the Owner shall submit a detailed Stormwater Management Report to the satisfaction of the City.
47. The Owner shall convey the lands required for stormwater management facilities to the City for stormwater management purposes, free of all costs and encumbrances, to the satisfaction of the City.
48. Prior to final approval of the Plan, the Owner shall obtain approval from TRCA for the required stormwater management system outlet to service the Plan, to the satisfaction of TRCA and the City.
49. Prior to final approval of the Plan, the Owner shall provide a Dual Drainage Modelling to confirm that the storm sewers are sized appropriately and there is no surcharging of the minor system during 100-year storm event as per City Design Criteria and to the satisfaction of the City.
50. Prior to final approval of the Plan, the Owner shall provide a Servicing Plan showing a revised maintenance access road or provide alternative access to Stormwater Management Pond One, to the satisfaction of the City.

51. Prior to final approval of the Plan, the Owner shall submit a detailed hydrogeological impact study for the review and approval of the City that identifies, if any, local wells that may be influenced by construction and, if necessary, outline a monitoring program to be undertaken before, during and after construction of the subdivision.
52. Prior to final approval of the Plan, the Owner shall submit a detailed Geotechnical report to the satisfaction of the City. The report shall consider the impact of the proposed filling to support the proposed municipal right-of-ways and include erosion protection measures and monitoring for future road settlements.
53. The Owner shall provide Geotechnical certification for any engineered fill to support the proposed municipal roads or stormwater management facilities within Plan.
54. Prior to final approval of the Plan, the Owner shall implement the following to the satisfaction of the City:
- a) Submit a Phase One Environmental Site Assessment (ESA) report and, if required and as applicable, a Phase Two ESA, Remedial Action Plan (RAP), Risk Evaluation, Risk Assessment report(s) in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) or its intent, for the lands within the Plan. Reliance on the report(s) from the Owner's environmental consultant shall be provided to the City.
  - b) Should there be a change to a more sensitive land use as defined under O. Reg. 153/04 (as amended) or remediation of any portions of lands within the Plan required to meet the applicable Standards set out under O. Reg. 153/04 (as amended), submit a complete copy of the Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering all the lands within the Plan.
  - c) Submit a sworn statutory declaration by the Owner confirming the environmental condition of the lands to be conveyed to the City.
  - d) Reimburse the City for the cost of the peer review of the ESA reports and associated documentation, as may be applicable.
55. Prior to the conveyance of land and/or release of applicable portion of the Municipal Services Letter of Credit, the Owner shall implement the following to the satisfaction of the City:
- a) For all parks, open spaces, landscape buffers, and storm water management pond block(s) in the Plan that are being conveyed to the

City, submit a limited Phase Two Environmental Site Assessment (ESA) report in accordance with Ontario Regulation (O. Reg.) 153/04 and/or O. Reg. 406/19 (as amended) assessing the fill in the conveyance block(s) for applicable contaminants of concern. The sampling and analysis plan prepared as part of the Phase Two ESA shall be developed in consultation with the City. The implementation of the sampling and analysis plan shall be completed to the satisfaction of the City and shall only be undertaken following certification of rough grading but prior to placement of topsoil placement. Reliance on the ESA report(s) from the Owner's environmental consultant shall be provided to the City.

- b) If remediation of any portions of the conveyance block(s) is required in order to meet the applicable Standards set out under O. Reg. 153/04 and/or O. Reg. 406/19 (if applicable and as amended), submit a complete copy of Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering the entire conveyance block(s) following remediation.
  - c) Submit a sworn statutory declaration by the Owner confirming the environmental condition of the conveyance block(s).
  - d) Reimburse the City for the cost of the peer review of the ESA reports and associated documentation, as may be applicable.
56. The Owner shall agree in the subdivision agreement to construct a 1.5 metre high black vinyl chain link fence along the limits of the residential lots where they abut the open space, valley/woodlot, storm water management facilities to the satisfaction of the City.
57. The Owner shall agree in the subdivision agreement to include following warning statements, in wording satisfactory to the City, in all agreements of Purchase and Sale/or tenants within the Plan:
- (a) encroachment and/or dumping:
    - "Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot/block to the open space are prohibited."
  - (b) gate of access point:
    - "Purchasers and/or tenants are advised that the installation of any gate of access point from the lot/block to the valley lands and SWM block are prohibited."
  - (c) Abutting any open space, woodlot or stormwater facility:

- "Purchasers and/or tenants are advised that the adjacent open space, woodlot or stormwater management facility may be left in a naturally vegetated condition and receive minimal maintenance."

(d) potential storm sewer easement on Lots 300 and 301:

- "Purchasers and/or tenants are advised that an easement is registered on title in favour of the City for the purpose of maintaining a storm sewer that extends from Pennycross Court to Street "15".

(e) rear lot catchbasins:

- "Purchasers and/or tenants are advised that this plan of subdivision is designed to include rear lot catchbasins. The rear lot catchbasin is designed to receive and carry only clean stormwater. It is the homeowner's responsibility to maintain the rear lot catchbasin in proper working condition by ensuring that the grate is kept clear of ice, leaves and other debris that would prevent stormwater from entering the catchbasin. The rear lot catchbasins are shown on the Construction Drawings and the location is subject to change without notice."

58. Prior to final approval of the Plan, the Owner shall submit an environmental noise and/or vibration report to the City for review and approval. The preparation of the noise/vibration report shall include the ultimate traffic volumes associated with the surrounding road network and railway to according to the Ministry of Environment Guidelines. The Owner shall convey any required buffer block(s) for acoustic barrier purposes, free of all costs and encumbrances, to the satisfaction of the City. The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations set out in the approved noise/vibration report to the satisfaction of the City.

59. Prior to initiation of grading or stripping of topsoil and prior to final approval of the Plan, the Owner shall prepare and implement a detailed erosion and sedimentation control plan(s) addressing all phases of the construction of the municipal services and house building program including stabilization methods, topsoil storage locations and control measures to the satisfaction of the City. The Owner shall prepare the erosion and sediment control plan(s) for each stage of construction (pre-stripping/earthworks, pre-servicing, post-servicing) in accordance with the TRCA Erosion and Sediment Control Guidelines for Urban Construction, dated December 2006 and implement a monitoring and reporting program to the satisfaction of the City.

60. Prior to the initiation of the grading or striping of top soil and final approval, the Owner shall submit a top soil storage Plan detailing the location, size, slopes stabilization methods and time period, for the review and approval by the City. Top soil storage shall be limited to the amount required for final grading, with the excess removed from the site, and shall not occur on the either park or school blocks.
61. Prior to final approval of the Plan, the Owner shall not remove any vegetation or topsoil or start any grading of the lands, without a fill permit issued by the City, and/or final execution of a subdivision agreement, to the satisfaction of the City.
62. Prior to final approval of the Plan, the Owner shall agree to engage Indigenous Peoples in the review of all Archaeological Assessments for the subject lands. If requested by a First Nation community, the Owner shall provide capacity funding to review and participate in the archeological process.
63. Prior to final approval of the Plan, the Owner shall agree to engage Mississaugas of the Credit First Nation (MCFN) and Huron Wendat First Nation prior to commencing Stage 4 Archaeological Assessment and provide MCFN and Huron Wendat First Nation with capacity to participate in fieldwork.
64. Prior to final approval of the Plan, the Owner shall provide the City with a copy of the final Stage 4 Archaeological Assessment and associated Indigenous Engagement Communication Plan which documents MCFN and Huron Wendat First Nation participation on the Stage 4 Archaeological Assessment.
65. The Owner shall agree in the subdivision agreement to decommission any existing wells and driveways on the Plan in accordance with all applicable provincial legislation and guidelines and to the satisfaction the City.
66. The Owner agrees to include in the Purchase and Sale Agreement for all lots adjacent to the open space areas associated with the creeks, a statement which advises of the public land setback from the top of bank of the creek and that public walkways may be located in this setback area.
67. The Owner shall cause the following to be displayed on the interior wall of the sales office, information approved by the City, prior to offering any units for sale, to be monitored periodically by the City, and no Building Permit shall be issued for a sales office or model home, or a residential unit until such information is approved by the City:
- the Neighbourhood Plan for the broader area, showing surrounding land uses, arterials/highways, railways and hydro lines etc.;



- the location of street utilities, community mailboxes, entrance features, fencing and noise attenuation features, together with the sidewalk plan approved in conjunction with draft plan approval;
- the location of parks, open space, stormwater management facilities and trails;
- the location of institutional uses, including schools, places of worship, community facilities;
- the location and type of commercial sites;
- colour-coded residential for townhouses
- the following notes in BOLD CAPITAL TYPE on the map:

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

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

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

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

68. Where the Owner proposes to proceed with the construction of a model home(s) prior to registration of the Plan, the Owner shall enter into an agreement with the City, setting out the conditions, and shall fulfill relevant conditions of that agreement prior to issuance of a Building Permit.
69. Prior to final approval of the Plan, the Owner shall submit a Water Supply Analysis Report to the satisfaction of the City which shall include a comprehensive water network analysis of the water distribution system and shall demonstrate that adequate water supply for the fire flow demands is available for the Plan.
70. Prior to final approval of the Plan, the City and Region of York shall confirm that adequate water supply and sewage treatment capacity are available and have been allocated to accommodate the proposed development.
71. The Owner shall agree in the Subdivision Agreement to remove the remaining existing 300mm-dia ductile iron watermain along Mounsey Street to Clarence Avenue and replace it with a 300mm-dia. polyvinyl chloride (PVC) watermain, to the satisfaction of the City.
72. The Owner shall agree in the Subdivision Agreement to re-assess the water distribution system layout to eliminate dead-end watermains, where possible to the satisfaction of the City.

73. The Owner shall agree in the Subdivision Agreement to complete a CCTV inspection of the downstream sanitary sewage sub-trunk system, on a yearly basis, to confirm the condition of the pipe and existing conveyance capacity, at its own expense to the satisfaction of the City.
74. The Owner shall agree in the Subdivision Agreement to implement and/or contribute to infrastructure improvements based on the conclusions and recommendations of the City's Integrated Urban Water Master Plan EA and related Functional Servicing Strategy Report, as appropriate and to the satisfaction of the City.
75. The Owner shall agree in the subdivision agreement to conduct a pre-construction survey which shall include, but not be limited to, an inventory of existing municipal right-of-way of Clarence Street, Lloyd Street, Mounsey Street, Davidson Drive, Gamble Street, Wycliffe Avenue. The Owner shall provide a copy of this pre-construction survey to the City prior to commencement of construction. All driveways, fences, trees, and any other private properties damaged during construction are to be replaced/reinstated to original conditions or better at the Owner's expense, to the satisfaction of the City.
76. The Owner shall implement and/or contribute to infrastructure improvements based on the conclusions and recommendations of the City's Integrated Urban Water Master Plan EA and related Functional Servicing Strategy Report, as appropriate and to the satisfaction of the City. An area specific Development Charge By-law may be subsequently established to facilitate the implementation of required sanitary sewer improvements.
77. The total land dedication to the City measuring approximately 17.8 ha shown as Block 648 on the Plan shall satisfy the total parkland dedication requirement once conveyed to the satisfaction of the City.
78. Prior to final approval of the Plan, the Owner shall prepare architectural control design guidelines. The document must articulate how the design and concept is consistent with the performance standards outlined in the Vaughan City-Wide Urban Design Guidelines and Vaughan City-Wide Official Plan.
- a) A control architect shall be retained at the cost of the Owner with concurrence of the City to ensure compliance with the architectural design guidelines.
  - b) Prior to the submission of individual building permit applications, the control architect shall have stamped and signed drawings certifying compliance with the approved architectural guidelines; and
  - c) The City may undertake periodic reviews to ensure compliance with the architectural design guidelines. Should inadequate enforcement be evident, the City may cease to accept drawings stamped by the control architect and retain another control architect, at the expense of the Owner.

79. Prior to final approval of the Plan, the Owner shall provide a detailed tree preservation study to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation based on the arborist report recommendations.
- a) In addition, the study shall quantify the value of the tree replacements using the Urban Design Tree Replacement Valuation outlined in the City's Tree Protection Protocol.
  - b) The Owner shall not remove trees without written approval by the City.
  - c) The Owner shall enter into a tree protection agreement in accordance with City Council enacted Tree By-Law 052-2018, which will form a condition of the draft plan approval.
80. Prior to the perfect submission landscape plan review by Urban Design staff, a fee shall be provided by the Owner to the Development Planning Department in accordance with recent council approved fee by-laws (commencing January 01, 2021); i.e. Tariff of Fees for Vaughan Planning Applications – Landscape Plan Review.
- a) This fee will include staff's review and approval of proposed streetscaping/landscaping within the development (including but not limited to urban design guidelines, landscape master plan, architectural design guidelines, perfect submission landscape architectural drawings, stormwater management pond planting plans, natural feature edge restoration/management plans), and tree inventory/preservation/removals plans.
  - b) In addition, a fee will be applied for each subsequent inspection for the start of the guaranteed maintenance period and assumption of the development by the City of Vaughan.
81. Prior to final approval of the Plan, the Owner shall prepare a streetscape landscape master plan. The master plan shall address but not be limited to the following issues:
- a) Co-ordination of the urban design/streetscape elements including fencing treatments and street tree planting.
  - b) Appropriate landscaping within Environmental Buffer Blocks 565, 566 & 567
  - c) Appropriate landscaping within open space blocks 568, 569, 570, 571, 572, 573 & 574
  - d) Appropriate landscaping within vista blocks 575, 576, 577, 578, 579 & 580
  - e) Appropriate landscaping within walkway block 581
  - f) The appropriate landscaping within the stormwater management pond blocks 652 and 653.
  - g) The appropriate landscape edge treatment along all lots abutting existing residential boundary or 5m buffer areas.

- h) Trail system and network within the open space blocks 568, 569, 570, 571, 572, 573 & 574 and storm pond blocks 652 & 653 and park block 654, environmental buffer blocks 565, 566 & 567.
82. Prior to final approval of the Plan, the Owner shall provide a minimum 10m buffer block abutting the open space blocks along residential lots and residential blocks., in accordance with TRCA policies.
83. Prior to final approval of the Plan, the Owner shall prepare a detailed edge management/restoration plan study for the perimeter of the open space lands. The study shall include an inventory of all existing trees within an 8 metre zone inside the staked edges, and areas where the woodlot/open space edges are disturbed, assessment of significant trees to be preserved and proposed methods of edge management and/or remedial planting shall be included. The Owner shall not remove any vegetation without written approval by the City.
84. The Owner shall provide a report for a 20 meter zone within all staked woodlot and open space edges to the satisfaction of the TRCA and City, which identifies liability and issues of public safety and recommends woodlot/forestry management practices and removal of hazardous and all other trees as identified to be removed prior to assumption of the subdivision.
85. The Owner shall agree to include in the subdivision agreement a warning clause with respect to the multi-use trail system:
- a) *"Purchasers are advised that the multi-use recreational trail system is an integral and necessary part of the City's recreation and transportation system as identified in the 2020 Pedestrian and Bicycle Master Plan including access to the open space and park system for utilitarian purposes. The trails adjacent to the residential lots shall have a minimum of 10m setback from the rear lot lines or side yard boundaries and will be constructed at no cost to the City to the City's standards for multi-use recreational trails. The trails system shall also include appropriate signage to warn the users of the risks per City of Vaughan Trails systems guidelines"*
86. The Owner shall agree in the subdivision agreement to erect a permanent 1.5 metre high black vinyl chain-link fence or approved equal along the limits of the residential lots that abuts Environmental Buffer Blocks 565, 566 & 567 and Open Space Blocks 569 & 570.
87. The Owner shall agree in the subdivision agreement to erect a permanent 1.5 metre high black vinyl chain-link fence or approved equal along the limits of the residential lots and blocks that abut storm pond block 653
88. The Owner shall agree in the subdivision agreement to erect a permanent 1.5 metre high black vinyl chain-link fence or approved equal along the limits of the residential lots and blocks that abut parkette block 564.

89. The Owner shall agree in the subdivision agreement to erect an appropriate fence barrier along limits of the residential lots and blocks that abut vista blocks 575, 576, 577, 578, 579 & 580 to the satisfaction of the City.
90. The Owner shall agree in the subdivision agreement to erect a permanent wood privacy fencing along lots abutting Walkway Block 581.
91. The Owner shall agree in the subdivision agreement to erect permanent wood fence treatments for flanking residential lots and residential blocks; to be coordinated with the environmental noise report and architectural control design guidelines.
92. Prior to final approval of the Plan and/or commencement of grading or construction, whichever occurs earlier, the Owner shall implement the following to the satisfaction of the City:
- a) Submit a Phase One Environmental Site Assessment (ESA) report and, if required and as applicable, a Phase Two ESA, Remedial Action Plan (RAP), Risk Evaluation, Risk Assessment report(s) in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) or its intent, for the lands within the Plan. Reliance on the report(s) from the Owner's environmental consultant shall be provided to the City.
  - b) Should there be a change to a more sensitive land use as defined under O. Reg. 153/04 (as amended) or remediation of any portions of lands within the Plan required to meet the applicable Standards set out in the Ministry of the Environment, Conservation, and Parks (MECP) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a complete copy of the Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering all the lands within the Plan.
  - c) Submit a sworn statutory declaration by the Owner confirming the environmental condition of the lands to be conveyed to the City.
  - d) Reimburse the City for the cost of the peer review of the ESA reports and associated documentation, as may be applicable.
93. Prior to the conveyance of land and/or release of applicable portion of the Municipal Services Letter of Credit, the Owner shall implement the following to the satisfaction of the City:
- a) For all parks, open spaces, landscape buffers, and storm water management pond block(s) in the Plan that are being conveyed to the City, submit a limited Phase Two Environmental Site Assessment (ESA) report in accordance or

generally meeting the intent of Ontario Regulation (O. Reg.) 153/04 (as amended) assessing the fill in the conveyance block(s) for applicable contaminants of concern. The sampling and analysis plan prepared as part of the Phase Two ESA shall be developed in consultation with the City. The implementation of the sampling and analysis plan shall be completed to the satisfaction of the City and shall only be undertaken following certification of rough grading but prior to placement of topsoil placement. Reliance on the ESA report(s) from the Owner's environmental consultant shall be provided to the City.

- b) If remediation of any portions of the conveyance block(s) is required in order to meet the applicable Standards set out in the Ministry of the Environment, Conservation, and Parks (MECP) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a complete copy of Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering the entire conveyance block(s) following remediation.
- c) Submit a sworn statutory declaration by the Owner confirming the environmental condition of the conveyance block(s).
- d) Reimburse the City for the cost of the peer review of the ESA reports and associated documentation, as may be applicable.

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

**Schedule of Clauses/Conditions**  
**Draft Plan of Subdivision SUBP.20.V.0001 (19T-19V007)**  
**20 Lloyd Street**  
**(Clubhouse Developments Inc.)**  
**City of Vaughan**

Re: KLM Planning Partners Inc., Project No. P-2817, dated April 26, 2021

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

1. The Owner shall save harmless the City of Vaughan and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
2. The Owner shall provide direct shared pedestrian/cycling facilities and connections from the proposed development to boundary roadways and adjacent developments to support active transportation and public transit, where appropriate.
3. The Owner shall implement the recommendations of the revised Transportation Study, including TDM measures and incentives, as approved by the Region.
4. The Owner shall advise all potential purchasers of the existing and future introduction of transit services.

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

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

8. The Owner shall provide an electronic copy of final engineering drawings of the watermain and sewers for the proposed development to the Community Planning and Development Services Division and the Infrastructure Asset Management Branch for record.
9. The Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality. Three (3) sets of engineering drawings (stamped and signed by a professional engineer), and MOE forms together with any supporting information shall be submitted to Development Engineering, Attention: Mrs. Eva Pulnicki, P.Eng.
10. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
11. The Owner shall enter into an agreement with York Region, to satisfy all conditions, financial and otherwise, and state the date at which development charge rates are frozen, of the Regional Corporation; Regional Development Charges are payable in accordance with Regional Development Charges By-law in effect at the time that Regional development charges, or any part thereof, are payable.
12. The Regional Corporate Services Department shall advise that Conditions 1 to 11 inclusive, have been satisfied.



**Appendix B**  
**TRCA's Conditions of Draft Plan Approval**

TRCA would have no objection to approval of Draft Plan of Subdivision 19T-19V007 for 20 Lloyd Street, City of Vaughan, Regional Municipality of York, prepared by KLM Planning Partners Inc., dated September 20, 2021, (see Figure 1 below) subject to the following conditions being included in the City's Draft Plan Approval:

1. That prior to any construction and prior to the registration of this plan or any phase thereof, the Owner shall submit a detailed engineering report (or reports) and plans to the satisfaction of TRCA in accordance with the FSR, prepared by Schaeffers Consulting Engineers, and the MESP, both dated May 2021 (and as amended) to the satisfaction of TRCA. This submission shall include:
  - i. updated floodplain mapping and computational hydraulic modelling;
  - ii. a description of the storm drainage system (quantity, erosion, site water balance, and quality) for the proposed development;
  - iii. plans illustrating how this drainage system will tie into surrounding drainage systems, i.e., identifying if it is part of an overall drainage scheme, how external flows will be accommodated, the design capacity of the receiving system, the design of the outfall structures and protection, etc.;
  - iv. appropriate stormwater management techniques which may be required to control minor and major flows;
  - v. appropriate Stormwater Management Practices to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to the natural system, both aquatic and terrestrial;
  - vi. detailed designs for the outlet channels conveying SWM facility discharge to the receiving system; the channel should be designed to convey, at minimum, the release rate associated with the 100-year design storm.
  - vii. that the proposed SWM wetlands be designed to more closely resemble treatment wetlands, as opposed to traditional SWM ponds with fringe planting;
  - viii. a consideration for all options for Low Impact Development (LID) measures to promote infiltration, reduce run-off and maintain site level water balance for the plan area, to the maximum extent technically feasible;

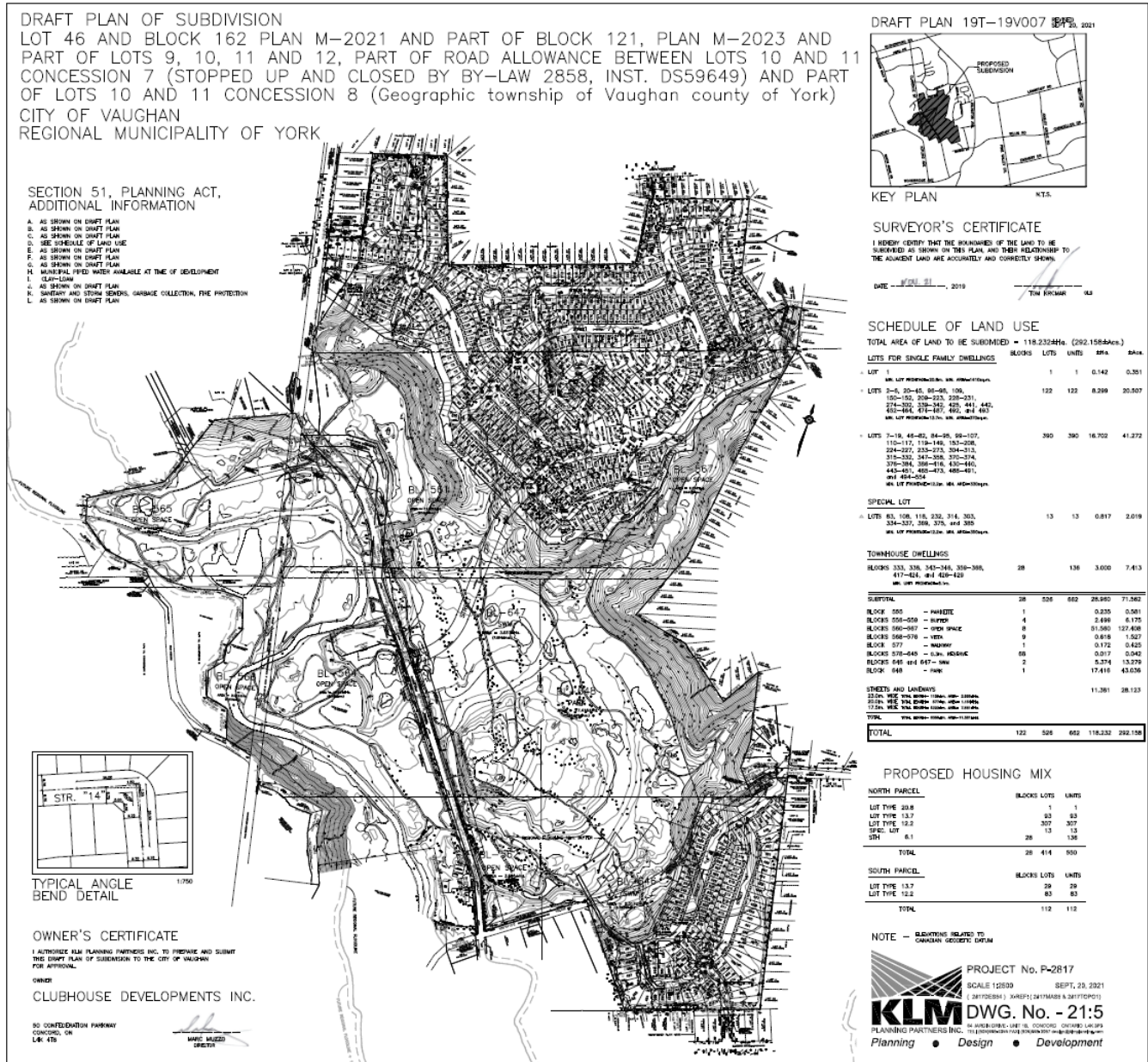
- ix. detailed plans and calculations for the proposed lot-level, conveyance, and end-of-pipe controls to be implemented on the site;
  - x. detailed plans indicating how the Headwater Drainage Feature on site will be managed in accordance with TRCA's Evaluation, Classification and Management of Headwater Drainage Features Guidelines (January 2014).
  - xi. proposed measures to maintain feature-based water balance and to mitigate impacts to those natural features that have been assessed to be likely impacted by the development;
  - xii. an evaluation that addresses the need for groundwater dewatering during construction, including but not limited to details for its disposal, potential impacts to natural features due to groundwater withdrawal, mitigation, and any permitting requirements;
  - xiii. grading plans for the subject lands;
  - xiv. review of the final grading drawings by geotechnical engineer to confirm that final grading details throughout the site, including the one at the boundary of the site and neighboring properties, are acceptable from a geotechnical point of view and meet the stability in the long-term with a minimum factor of safety of 1.50; and supervision by the geotechnical engineer to ensure that all pertinent geotechnical recommendations are implemented during construction;
  - xv. an erosion and sediment control report and plans for the subject lands that includes proposed measures for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction;
  - xvi. the location and description of all outlets and other facilities or works which may require permits from TRCA pursuant to the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation* (Ontario Regulation 166/06), as may be amended;
  - xvii. a response indicating how TRCA's detailed comments dated May 20, 2021 (and any subsequent comments) on Draft Plan of Subdivision Application 19T-19V007 have been addressed and incorporated into the detailed engineering report (or reports) and plans; and
2. That the Owner provide safe access to the site, as all access points along Clarence Street are flood inundated, to the satisfaction of TRCA. Where any new access point is introduced to an existing residential street travelling eastward, such as Wycliffe Avenue, written approval for the new access from the City of Vaughan Transportation staff must be provided.

3. That prior to any site development and prior to the registration of this plan or any phase there-of, the Owner prepare:
  - i. an Open Space Design Plan for the valleyland to the east of Clarence Street, to the satisfaction of TRCA.
  - ii. a tree protection and preservation plan for the site to the satisfaction of TRCA;
  - iii. a detailed valleyland restoration plan for the areas both east and west of Clarence Street that demonstrates a net ecological benefit, prepared by a certified OLA, to the satisfaction of the City and TRCA; and
  - iv. a comprehensive restoration / naturalization plan for the flood plain and the valleyland both east and west of Clarence Street, in accordance with (but not limited to) the “Integrated Open Space and Natural Heritage System Plan, Toronto Board of Trade Golf Course, City of Vaughan (February 2021)” and to the satisfaction of the TRCA. Seasonal monitoring of all planted vegetation within the blocks will be required for a period of two years, consistent with the tree and shrub warranty. TRCA will require a memo, including photos, in the spring and summer of each year, for two years following final installation of vegetation.
4. That prior to the registration of this plan or any phase thereof, the Owner obtain all necessary permits from TRCA pursuant to the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation* (Ontario Regulation 166/06), as may be amended, to the satisfaction of TRCA.
5. That the implementing zoning by-law place Blocks 556 to 559, Blocks 560 to 567, and Block 648 into an Open Space, or other suitable environmental zoning category, which has the effect of limiting development within the valley, to the satisfaction of TRCA.
6. That the Open Space Blocks 560, 561, 562, 563, 564, 565, 566 and 567, and Environmental Buffer Blocks 556, 557, 558 and 559 be gratuitously dedicated to a public authority, free of all charges and encumbrances, to the satisfaction of TRCA.
7. That the Owner provide a copy of the approved implementing zoning by-law to TRCA, when available, to facilitate the clearance of conditions of draft plan approval.
8. That the Owner agrees in the subdivision agreement, in wording acceptable to TRCA:
  - i. to carry out, or cause to be carried out, to the satisfaction of TRCA, the recommendations of the reports / strategies and details of the plans referenced in TRCA’s conditions 1. and 2. (inclusive) of draft plan approval;
  - ii. to retain a geotechnical engineer to confirm that final grading details throughout the site, including the one at the boundary of the site and neighboring properties, are acceptable and meet the stability in the long-term with a minimum factor of safety of

- 1.50, and to ensure that all geotechnical recommendations are implemented during construction;
- iii. to install and maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, until the site has been stabilized, in a manner satisfactory to TRCA;
  - iv. to obtain all necessary permits from TRCA pursuant to the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation* (Ontario Regulation 166/06), as may be amended, to the satisfaction of TRCA;
  - v. to comply with the permits approved under Ontario Regulation 166/06, as may be amended, including the approved plans, reports, and conditions to the satisfaction of TRCA;
  - vi. to complete all works associated with the restoration / naturalization of the flood plain on the valley floor within Open Space Blocks 560, 561, 562, 563, 564, 565, 566 and 567, to the satisfaction of TRCA;
  - vii. To erect a permanent fence along all lots / blocks that abut the Open Space Blocks to the satisfaction of TRCA to protect existing and future open space lands from unauthorized / non-programmed entry; and
9. That, if necessary, this draft plan of subdivision be subject to red-line revision(s) to meet the requirements of TRCA's conditions of draft plan approval, to the satisfaction of TRCA.
10. That the Owner provides a detailed letter to TRCA indicating how and when (including dates and plan numbers / permit numbers) each TRCA condition of draft approval has been addressed.
11. That the Owner provide a copy of the fully executed subdivision agreement to TRCA, when available, in order to expedite the clearance of conditions of draft plan approval.
12. That the Owner pays all TRCA fees, as required, in accordance with TRCA's Fee Schedule in effect at the time of clearance request.

**Figure 1:**

Draft Plan of Subdivision 19T-19V007 (upon which the above draft plan conditions are based)



Attachment No. 1d) – Enbridge

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

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

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

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



**From:** [circulations@wsp.com](mailto:circulations@wsp.com)  
**To:** [Messere, Clement](#)  
**Subject:** [External] OPA (OP.19.014), ZBLA (Z.19.038) and Draft Plan of Subdivision (19T-19V007), 20 Lloyd St., Vaughan.  
**Date:** Thursday, January 07, 2021 3:20:06 PM

---

**2021-01-07**

**Clement Messere**

**Vaughan**

, ,

Attention: Clement Messere

Re: OPA (OP.19.014), ZBLA (Z.19.038) and Draft Plan of Subdivision (19T-19V007), 20 Lloyd St., Vaughan.; Your File No. OP.19.014,Z.19.038,19T-19V007

Our File No. 89440

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

“The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.”

The Owner is advised to contact Bell Canada at [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca) during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada’s existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

Please note that WSP operates Bell’s development tracking system, which includes the intake

of municipal circulations. WSP is mandated to notify Bell when a municipal request for comments or for information, such as a request for clearance, has been received. All responses to these municipal circulations are generated by Bell, but submitted by WSP on Bell's behalf. WSP is not responsible for Bell's responses and for any of the content herein.

If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)

Should you have any questions, please contact the undersigned.

Yours truly,

Ryan Courville  
Manager - Planning and Development  
Network Provisioning  
Email: [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)

---

NOTICE: This communication and any attachments ("this message") may contain information which is privileged, confidential, proprietary or otherwise subject to restricted disclosure under applicable law. This message is for the sole use of the intended recipient(s). Any unauthorized use, disclosure, viewing, copying, alteration, dissemination or distribution of, or reliance on, this message is strictly prohibited. If you have received this message in error, or you are not an authorized or intended recipient, please notify the sender immediately by replying to this message, delete this message and all copies from your e-mail system and destroy any printed copies. You are receiving this communication because you are listed as a current WSP contact. Should you have any questions regarding WSP's electronic communications policy, please consult our Anti-Spam Commitment at [www.wsp.com/casl](http://www.wsp.com/casl). For any concern or if you believe you should not be receiving this message, please forward this message to [caslcompliance@wsp.com](mailto:caslcompliance@wsp.com) so that we can promptly address your request. Note that not all messages sent by WSP qualify as commercial electronic messages.

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DELIVERY PLANNING  
200 – 5210 BRADCO BLVD  
MISSISSAUGA, ON L4W 2G7  
[CANADAPOST.CA](http://CANADAPOST.CA)

Attachment No. 1f) - Canada Post

May 27, 2021

City of Vaughan – Planning Department

To: Clement Messere, **Senior Planner, Development Planning**

Reference: **File: 19T-19V007 Related Files: Z.19.038 and OP.19.014**  
**20 Lloyd Street (Board of Trade)**  
**533 detached & 139 townhouse units**  
3rd Submission

Thank you for the opportunity to comment on the above noted application. My comments on December 1, 2020 will still apply.

I trust this information is sufficient; however, should you require further information, please don't hesitate to contact me.

Sincerely,

*Lorraine Farquharson*

**Lorraine Farquharson**

Delivery Services Officer | Delivery Planning - GTA  
200 – 5210 Bradco Blvd, Mississauga, ON L6W 1G7  
416-262-2394  
[lorraine.farquharson@canadapost.ca](mailto:lorraine.farquharson@canadapost.ca)

Revised: January 7, 2020

**Date:** January 15<sup>th</sup>, 2020

**Attention:** **Stephan Posikira**

**RE:** Request for Comments

**File No.:** **19T-19V007**

**Applicant:** Barry Stern, Clubhouse Developments Inc.

**Location** 20 Lloyd Street

Revised: January 7, 2020

### COMMENTS:

- ☐ We have reviewed the Proposal and have no comments or objections to its approval.
- ☒ We have reviewed the proposal and have no objections to its approval, subject to the following comments (attached below).
- ☐ We are unable to respond within the allotted time for the following reasons (attached) you can expect our comments by \_\_\_\_\_.
- ☐ We have reviewed the proposal and have the following concerns (attached below)
- ☐ We have reviewed the proposal and our previous comments to the Town/City, dated \_\_\_\_\_, are still valid.

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

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

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

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

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

Revised: January 7, 2020

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

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

We trust this information is adequate for your files.

Regards,

Mr. Tony D'Onofrio

Supervisor, Subdivisions

**Phone:** 905-532-4419

**E-mail:** [tony.donofrio@alectrautilities.com](mailto:tony.donofrio@alectrautilities.com)

Subdivision Application Information Form is available by emailing [tony.donofrio@alectrautilities.com](mailto:tony.donofrio@alectrautilities.com)



# SUBDIVISION APPLICATION FORM

Revised: August 7, 2019

This form must be completed in full and submitted by the Developer prior to Alectra Utilities providing an Offer to Connect (OTC) Agreement.

DEVELOPER'S INFORMATION					
Company name:					
Contact Name/Title:					
Telephone:					
Email:					
Address:					
CIVIL CONSULTANT					
Company Name:					
Contact Name/Title:					
Telephone:					
Email:					
SUBDIVISION INFORMATION					
Circle Type of Subdivision:		Residential		Commercial	
Anticipated Start Date:					
Name of Subdivision:					
Municipal Subdivision File No.:					
Subdivision Location (City/Town):					
Subdivision Ownership:		Municipal		Private	
(circle)				Mixture	
UNIT INFORMATION					
Type of Units	Total Number:	Square Feet per unit	Special Conditions	YES	NO
Single family:			MicroFit Homes:		
Semi-Detached:			3 <sup>RD</sup> Party Metering:		
Townhouse:			Electric Vech. Chargers:		
Requirement for Single Phase Service Ducts for Municipal Park or other service:					
Number of Blocks Requiring 3 Phase Power Supply:					
Please indicate service size for number of residential dwellings within subdivision. Not applicable to commercial/industrial sites.			200A	400A	Other Metering
<b>Additional Information</b> (please include additional info. in the below space)					

# SUBDIVISION APPLICATION FORM

Revised: August 7, 2019

This form must be completed in full and submitted by the Developer prior to Alectra Utilities providing an Offer to Connect (OTC) Agreement.

## REQUIRED INFORMATION

**Alectra Utilities requires that the following information be provided together with this form in order to prepare the Offer to Connect Agreement:**

1. Legal Description of the lands, copies of draft subdivision or reference plans, showing all easements.
2. One complete set of engineering and architectural drawings (must indicate location of meter bases and if applicable exterior stairs) and, together with the general plan in AutoCAD format (not newer than 2015)
3. All approved right-of-way cross sections from the municipality or region.
4. Title documents pertaining to the subject lands, including a current parcel register, transfer/deed of land, copies of any encumbrances and a current Certificate of Incorporation of the registered owner.
5. The servicing schedule.
6. Confirmation of site access date for hydro installation.

**NOTE:** Actual connections to industrial/commercial/institutional buildings will be looked after Alectra Utilities ICI department.

## ALECTRA UTILITIES CONTACT INFORMATION (to be completed by Alectra)

Contact Name:	Tony D'Onofrio
Title:	Supervisor
Office Address:	Alectra Utilities East – 161 Cityview Boulevard, Vaughan, ON L4H 0A9
Phone:	905-532-4419
Email:	tony.donofrio@alecrautilities.com

## APPROVAL AND SIGNATURE OF DEVELOPER

Signature:

---

Name of Authorized Signatory/Agent:

---

Title:

---

Company Name:

---

Date:

---

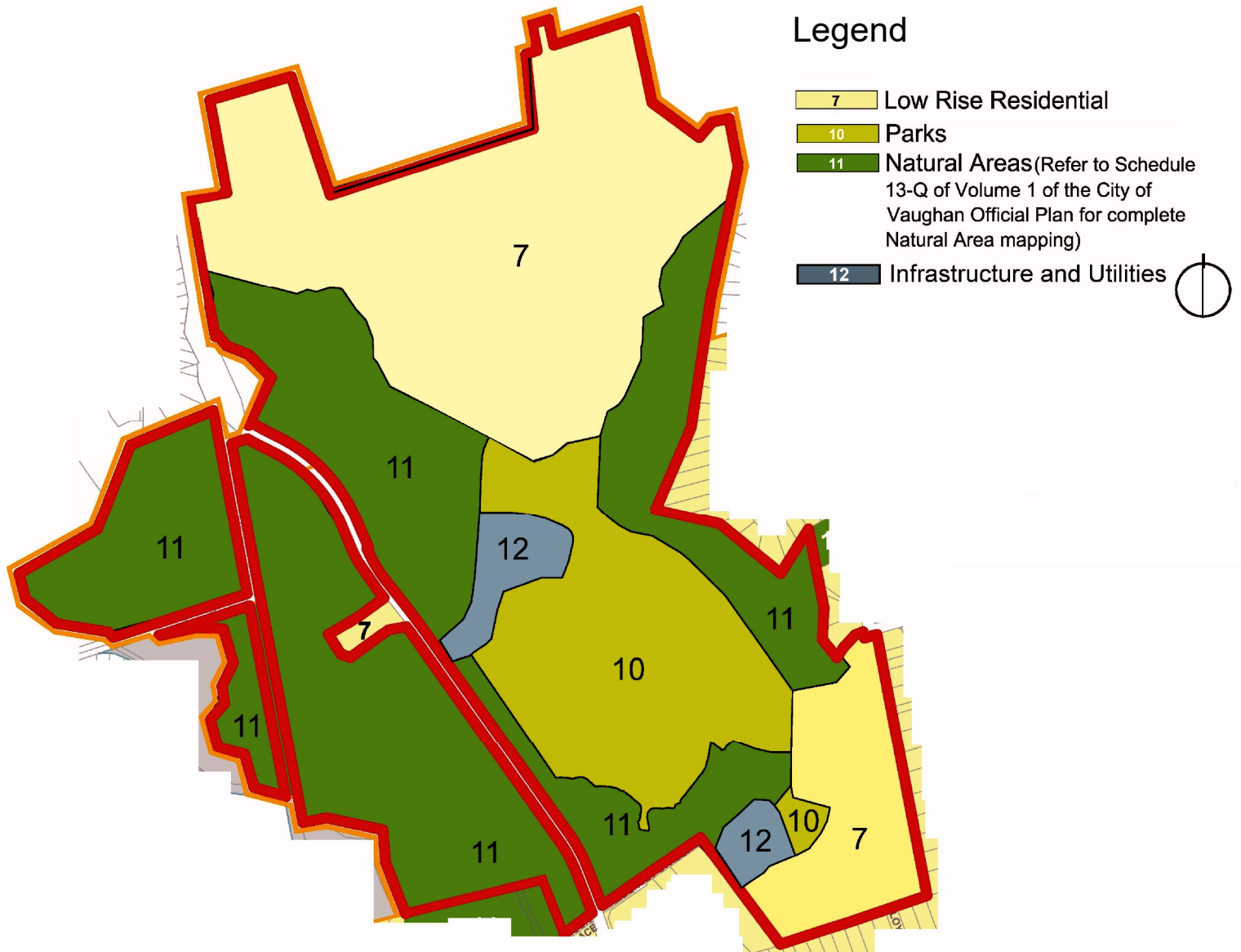








 Subject Lands



## Proposed Land Use Designations

**LOCATION:**  
Part of Lots 9, 10, 11, 12, Concessions 7, 8

**APPLICANT:**  
Clubhouse Developments Inc.



119

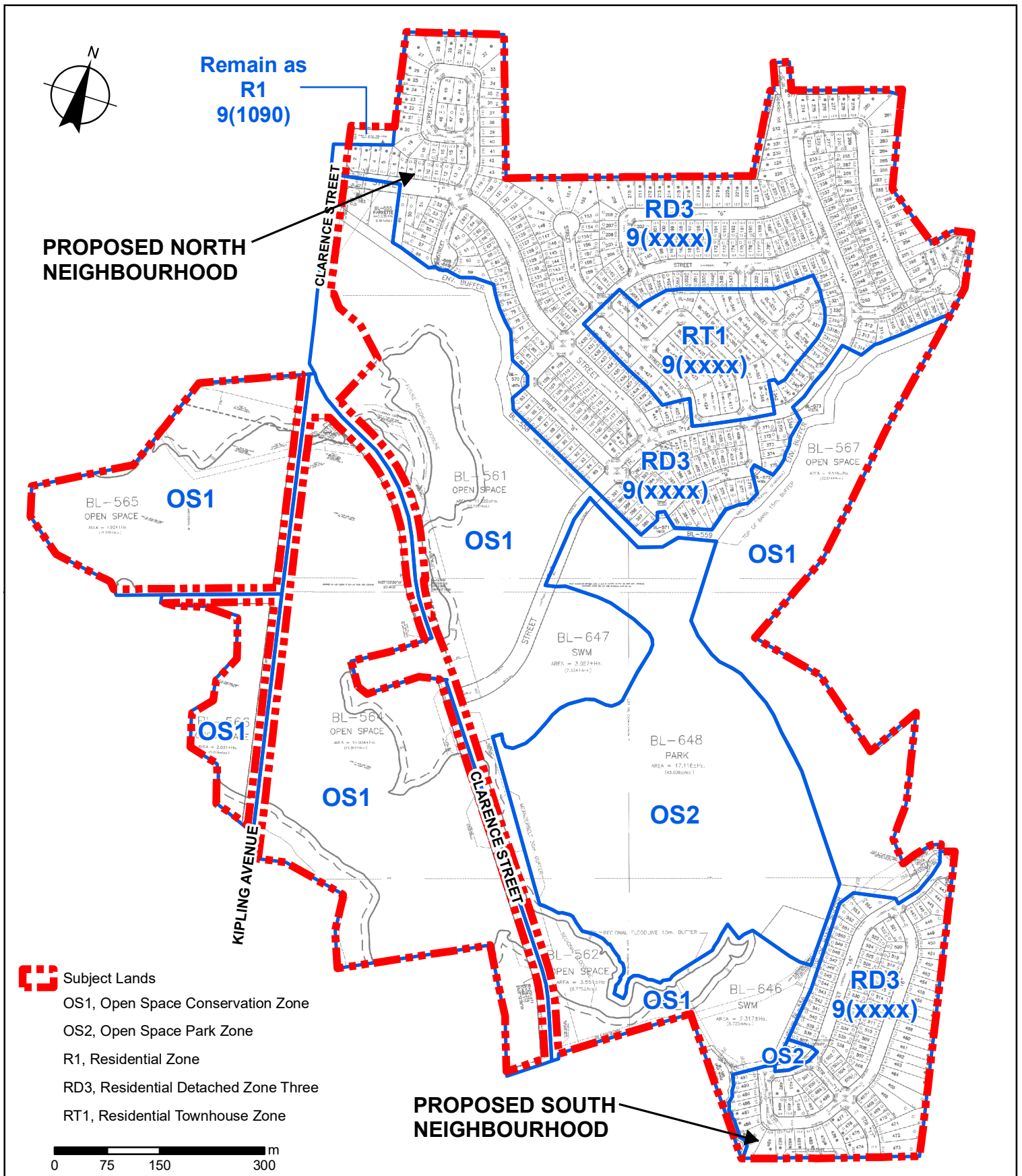
## Attachment

**FILES:**  
OP.19.014, Z.19.038 and  
19T-19V007

**DATE:**  
November 30, 2021  
Created on: 11/17/2021

3





## Proposed Zones

**LOCATION:**  
Part of Lots 9, 10, 11, 12, Concessions 7, 8

**APPLICANT:**  
Clubhouse Developments Inc.

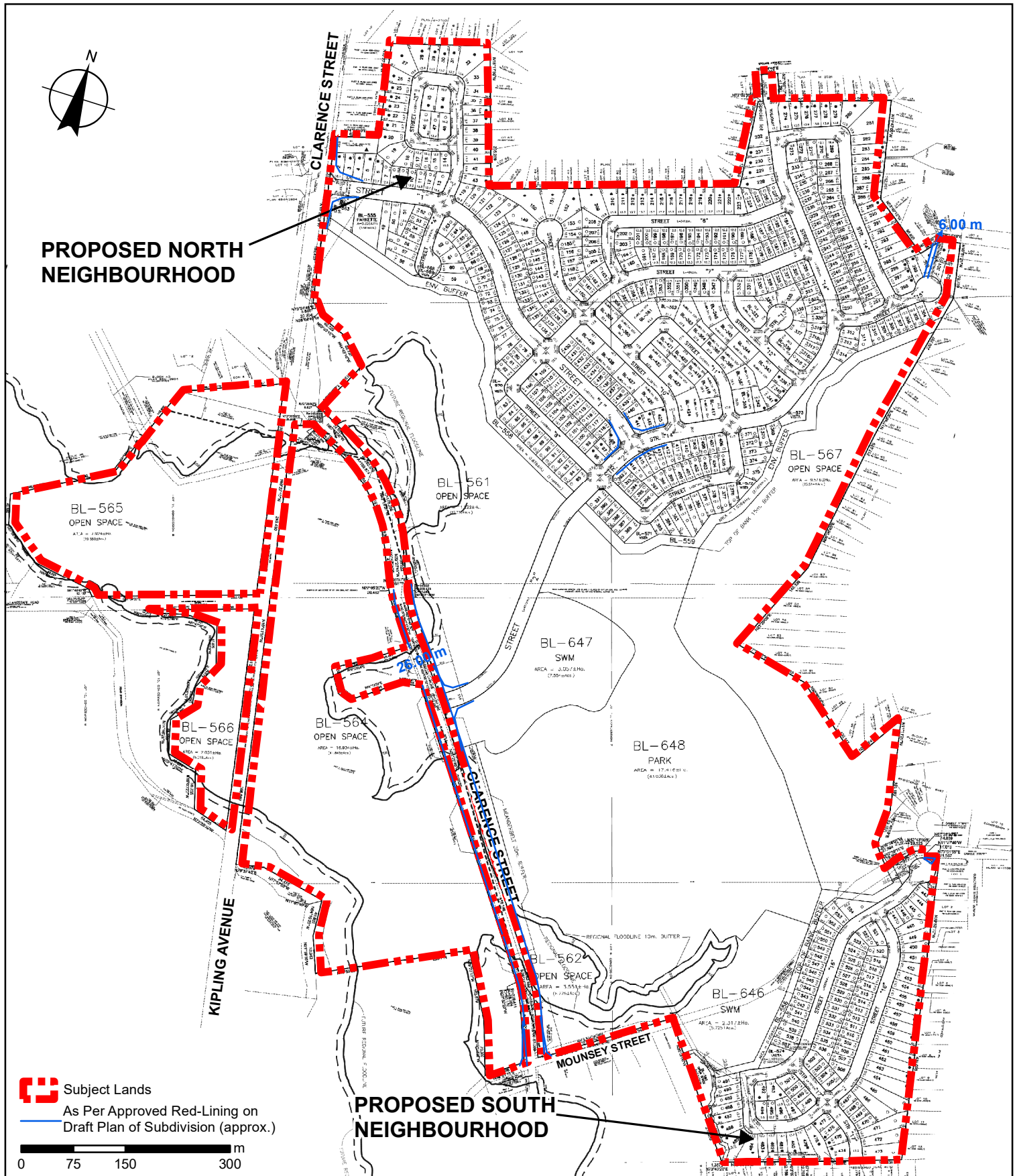
## Attachment

**FILES:**  
OP.19.014, Z.19.038 and  
19T-19V007

**DATE:**  
November 30, 2021  
Created on: 11/18/2021







# Proposed Draft Plan of Subdivision File 19T-19V007

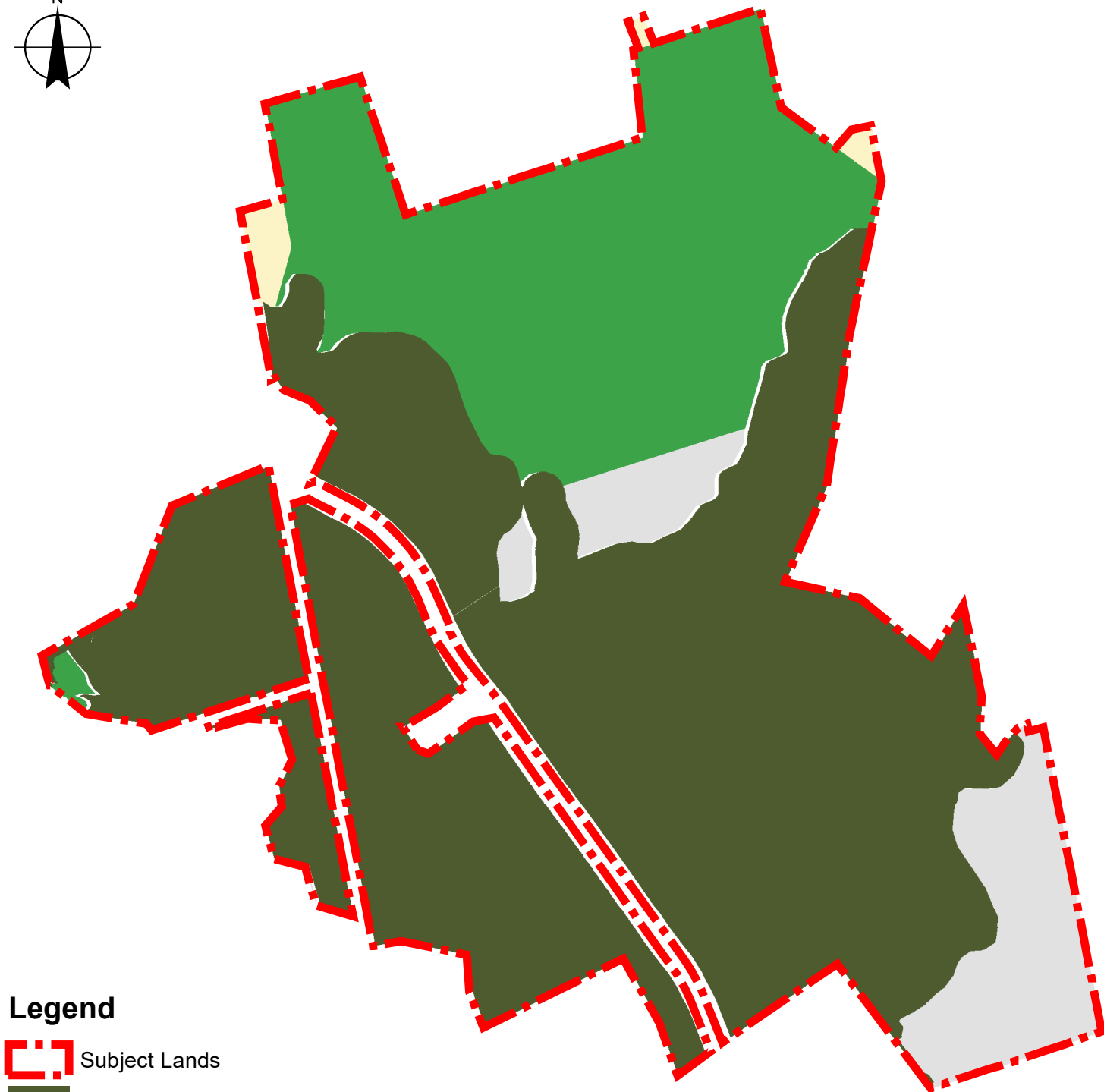
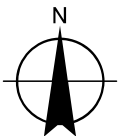
**LOCATION:**  
Part of Lots 9, 10, 11, 12, Concessions 7, 8

**APPLICANT:**  
Clubhouse Developments Inc.






N:\GIS\_Archive\Attachments\OP\2015-2019\OP.19.014\OP.19.014\_CW\_DraftPlanrev.mxd







## Legend

-  Subject Lands
-  Natural Areas
-  Lands Subject to Secondary Plans
-  Private Open Spaces
-  Low-Rise Residential

0 75 150 300 Metres

## Existing Land Use Designations (VOP 2010 Schedule 13)

**LOCATION:**  
Part of Lots 9, 10, 11, 12, Concessions 7, 8

**APPLICANT:**  
Clubhouse Developments Inc.



125

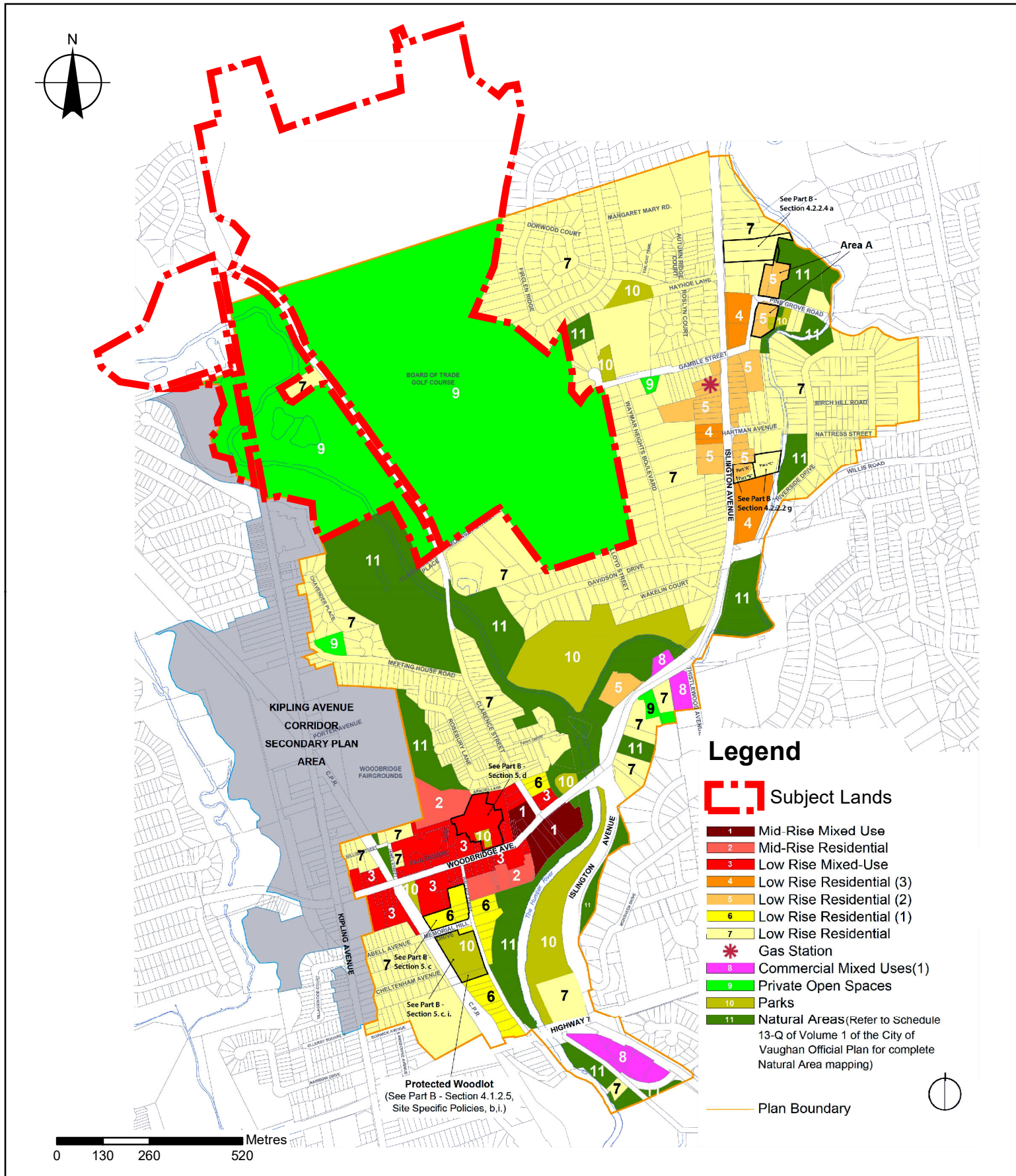
## Attachment

**FILES:**  
OP.19.014, Z.19.038 and  
19T-19V007

**DATE:**  
November 30, 2021  
Created on: 11/17/2021

6





## Existing Land Use Designations (Woodbridge Secondary Plan)

## Attachment

**LOCATION:**  
Part of Lots 9, 10, 11, 12, Concessions 7, 8

**APPLICANT:**  
Clubhouse Developments Inc.



127

**FILES:**  
OP.19.014, Z.19.038 and  
19T-19V007

**DATE:**  
November 30, 2021  
Created on: 11/17/2021

7



## Committee of the Whole (1) Report

---

**DATE:** Tuesday, November 30, 2021

**WARD:** 1

**TITLE:** NASHVILLE DEVELOPMENTS (BARONS) INC.  
ZONING BY-LAW AMENDMENT FILE Z.17.024  
DRAFT PLAN OF SUBDIVISION FILE 19T-17V007  
VICINITY OF HUNTINGTON ROAD AND NASHVILLE ROAD

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

---

**Purpose**

To seek approval from the Committee of the Whole to amend the Council approved recommendations for Zoning By-law Amendment File Z.17.024 and Draft Plan of Subdivision File 19T-17V007 (Nashville Developments (Barons) Inc., Item 39, Report No. 21, June 19, 2018) to allow the Owner to apply for a Minor Variance Application(s) before the second anniversary of the day in which the implementing zoning by-law came into effect for the Subject Lands shown on Attachment 1.

**Report Highlights**

- The Development Planning Department supports the inclusion of an additional recommendation to allow the Owner to apply for a Minor Variance Application(s) before the second anniversary of the day in which the implementing zoning by-law came into effect by Council (April 21, 2020), for Zoning By-law Amendment File Z.17.024 on the Subject Lands.
- The Owner is seeking relief from Zoning By-law 1-88 for Lot 27 of the approved draft plan of subdivision on the Subject Lands to reduce the minimum front yard no encroachment zone and rear yard setback through the Committee of Adjustment.

## **Recommendation**

1. THAT the Council approved Recommendations contained in Item 39, Report No. 21 (Nashville Developments (Barons) Inc.) dated June 19, 2018, be amended to include the following recommendation:

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

## **Background**

The subject lands (‘Subject Lands’) are located south of the intersection of Nashville Road and Ranchview Street, as shown on Attachment 1.

Vaughan Council, on June 19, 2018, approved Zoning By-law Amendment and Draft Plan of Subdivision Files Z.17.024 and 19T-17V007 for the Subject Lands to permit a 48-unit single detached dwelling subdivision. Zoning By-law 022-2020 was adopted by Vaughan Council on April 21, 2020.

## **Previous Reports/Authority**

Previous reports related to the Applications are available at the following web links:

Nashville Developments (Barons) Inc. files Z.17.024 and 19T-17V007, June 5, 2018 CoW, Item 39, Report No. 21

<https://pub-vaughan.escrimemeetings.com/filestream.ashx?DocumentId=6877>

## **Analysis and Options**

***The Planning Act permits Vaughan Council to pass a resolution to permit the Owner to apply for a Minor Variance Application(s) within two years of a zoning by-law coming into full force and effect***

Section 45(1.3) of the *Planning Act* restricts the submission of a Minor Variance Application(s) to the Committee of Adjustment within two years of the day in which a zoning by-law was amended. Section 45(1.4) of the *Planning Act* permits a Council to pass a resolution to allow an Owner to apply for a Minor Variance Application within two years of the passing of a zoning by-law. Zoning By-law 022-2020 was adopted by Vaughan Council on April 21, 2020 and therefore, two years have not passed since the enactment of the by-law.

***The Owner intends to submit a Minor Variance Application to the approved Zoning By-law***

The Subject Lands are zoned “RD3(H) Residential Detached Zone Three” (‘RD3(H)’), “RD4(H) Residential Detached Zone Four” (‘RD4(H)’), and “RR(H) Rural Residential Zone” (‘RR(H)’), all with the Holding Symbol “(H)”, and “OS2 Open Space Park Zone”, and subject to site-specific Exception 9(1485). The RD3(H), RD4(H) and RR(H) Zones permit detached residential dwellings.

The Owner intends to submit a Minor Variance Application for Lot 27 in the approved draft plan of subdivision shown on Attachment 2 to permit the following variances:

1. To permit a 1.03 m no encroachment zone to be maintained within the front yard, whereas a 1.5 m no encroachment zone is required.
2. To permit a minimum rear yard setback of 2.37 m, whereas a minimum rear yard setback of 2.5 m is required.

The Owner has indicated that the above noted variances are required to address deficiencies identified through the detailed design of the dwelling on Lot 27.

Should Council approve the Recommendation of this report, a Minor Variance Application shall be submitted by the Owner to be reviewed and circulated to internal staff to determine if the variances meet the four tests identified in Section 45(1) of the *Planning Act*. The Owner would also be able to apply, if necessary, for additional Minor Variance Applications for the Subject Lands in the event other minor zoning deficiencies arise within the prescribed two-year period in which Zoning By-law 022-2020 was adopted. The Development Planning Department can support the request from the Owner to submit a Minor Variance Application(s) on the basis that it will be reviewed on its own merits.

**Financial Impact**

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

**Broader Regional Impacts/Considerations**

There are no requirements from the York Region Community Planning Department regarding this request.

## **Conclusion**

The Development Planning Department supports the request from the Owner to apply for a Minor Variance Application(s) before the second anniversary of the day in which implementing Zoning By-law 022-2020 came into effect. Should Council approve the recommendation, the Owner would be permitted to submit a Minor Variance Application to permit variances for Lot 27 of the approved draft plan of subdivision shown on Attachment 2, and to submit future Minor Variance Applications on the Subject Lands if required. The Minor Variance Application will be reviewed on its own merits and the four tests identified in Section 45(1) of the *Planning Act*.

**For more information**, please contact: Chris Cosentino, Senior Planner, at ext. 8215.

## **Attachments**

1. Context and Location Map
2. Zoning By-law Schedule E-1620

## **Prepared by**

Chris Cosentino, Senior Planner, ext. 8215

Nancy Tuckett, Director of Development Planning, ext. 8529

## **Approved by**



Haiqing Xu, Deputy City Manager,  
Planning and Growth Management

## **Reviewed by**



Nick Spensieri, City Manager



## CONTEXT MAP

SUBJECT LANDS

NASHVILLE RD.

HUNTINGTON RD.

CHARLES COOPER COURT



OPEN SPACE / VALLEY LANDS

EXISTING RESIDENTIAL

OPEN SPACE / VALLEY LANDS

EXISTING RESIDENTIAL

EXISTING RESIDENTIAL

 Subject Lands  
 River

0 35 70 140 Metres

## Context and Location Map

**LOCATION:**  
Plan 65M-4692  
Part of Lot 25, Concession 9

**APPLICANT:**  
Nashville Developments (Barons) Inc.



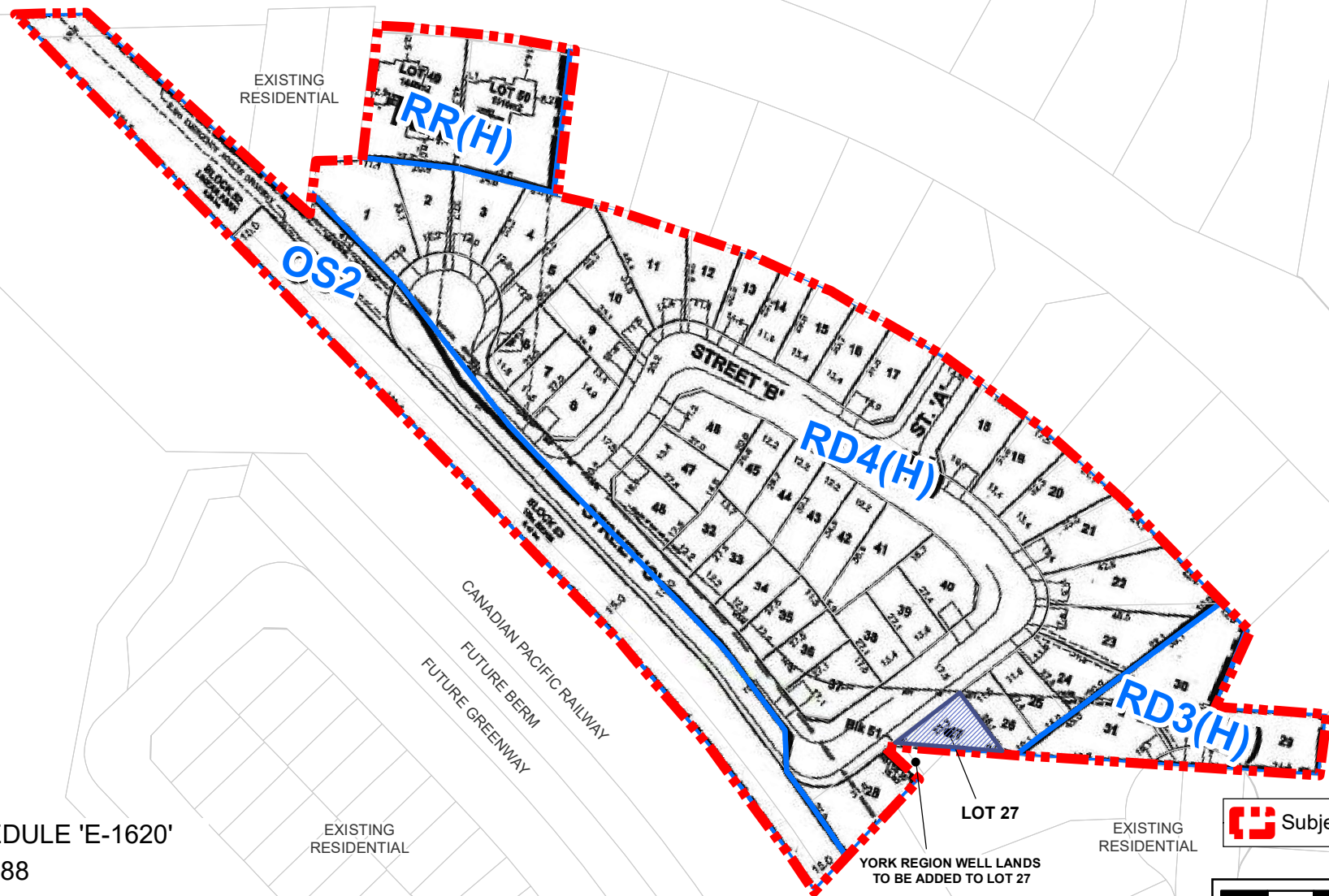
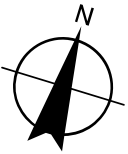
133

## Attachment

**FILE:**  
Z.17.024  
**RELATED FILE:**  
19T-17V008  
**DATE:**  
November 30, 2021

1





THIS IS SCHEDULE 'E-1620'  
TO BY-LAW 1-88  
SECTION 9(1489)

## Zoning By-Law Schedule

**LOCATION:** Plan 65M-4692  
Part of Lot 25, Concession 9

**APPLICANT:**  
Nashville (Barons) Developments Inc.



## Attachment

**FILE:**  
Z.17.024  
**RELATED FILE:**  
19T-17V008  
**DATE:**  
November 30, 2021

2



## Committee of the Whole (1) Report

---

**DATE:** Tuesday, November 30, 2021

**WARD:** 3

**TITLE:** PRIMA VISTA ESTATES INC.

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-20V002  
VICINITY OF PINE VALLEY DRIVE AND TESTON ROAD**

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

---

### **Purpose**

To seek approval from the Committee of the Whole for Draft Plan of Condominium (Common Elements) File 19CDM-20V002 for the subject lands shown on Attachment 2 to create a common elements condominium tenure for an approved townhouse development shown on Attachments 3 to 5.

### **Report Highlights**

- The Owner has submitted a Draft Plan of Condominium (Common Elements) Application to create a common elements condominium tenure for an approved townhouse development.
- The Development Planning Department supports the Draft Plan of Condominium File 19CDM-20V002, subject to conditions, as it will implement a Council approved development.

### **Recommendation**

1. THAT Draft Plan of Condominium (Common Elements) File 19CDM-20V002 BE APPROVED, to create a common elements condominium tenure, as shown on Attachment 3, subject to the Conditions of Draft Plan of Condominium Approval identified in Attachment 1.

## **Background**

The 3.11 ha subject lands (the 'Subject Lands') shown on Attachment 2 are located east of Pine Valley Drive and south of Teston Road. The Subject Lands and surrounding land uses are shown on Attachment 2.

### ***The Ontario Land Tribunal approved the Implementing Zoning By-law and Draft Plan of Subdivision for the Subject Lands***

The Ontario Municipal Board ('OMB'), now the Ontario Land Tribunal ('OLT') on April 6, 2016, issued a decision (Case No. PL150868) to conditionally approve Zoning By-law Amendment File Z.03.024 ('Zoning Amendment') and Draft Plan of Subdivision 19T03V05 ('Draft Plan') which included the Subject Lands.

The Local Planning Appeal Tribunal ('LPAT') (previously the OMB), on May 14, 2020 issued a final order approving the Zoning By-law Amendment as By-law 60-2020, to rezone the Subject Lands from "A Agricultural Zone" to "RT1(H) Residential Townhouse Zone" with the addition of the Holding Symbol "(H)".

Council, on October 21, 2020, approved Zoning By-law Amendment File Z.20.021 to remove the Holding Symbol "(H)" from the Subject Lands, effectively zoning the Subject Lands "RT1 Residential Townhouse Zone" as shown on Attachment 2.

On April 27, 2021, the LPAT (now OLT) issued revised conditions of approval for the Draft Plan. The Subject Lands, located within Phase 4 of the Draft Plan, were registered on February 3, 2021 as Block 7 on Registered Plan 65M-4681.

### ***Council approved Site Development Application File DA.18.029 to permit townhouse and semi-detached dwelling units on the Subject Lands***

Council, on May 27, 2020, approved Site Development File DA.18.029 ('Site Plan') to facilitate 66 townhouse and 2 semi-detached dwelling units serviced by 6 m wide private common-element condominium roads with 16 visitor parking spaces, 423 m<sup>2</sup> of amenity space and 11,031 m<sup>2</sup> of landscaped open space ('Development') as shown on Attachments 3 to 5. In June 2021, the Site Plan Letter of Undertaking for the Site Plan was executed for the Subject Lands.

## **Previous Reports/Authority**

Previous reports related to the Subject Lands can be found at the following links:

[June 17, 2014, Committee of the Whole \(Item 57, Report 30\)](#)

[May 5, 2015, Committee of the Whole \(Item 4, Report 20\)](#)

[July 16, 2015, Special Committee of the Whole \(Item 11, Report 29\)](#)

[May 20, 2020, Committee of the Whole \(Item 7, Report 20\)](#)

## **Analysis and Options**

### ***A Draft Plan of Condominium (Common Elements) Application was submitted to create a condominium tenure for the Subject Lands***

Prima Vista Estates Inc. (the 'Owner') has submitted Draft Plan of Condominium File 19CDM-20V002 (the 'Application') to create a common elements condominium tenure for the Development. The common elements include the internal private roads, visitor parking, pedestrian walkways, a community mailbox, landscaping elements, service connections and infrastructure, as shown on Attachments 3 and 4.

### ***The Application is consistent with the Provincial Policy Statement, 2020 and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended***

The Provincial Policy Statement, 2020 ('PPS') provides policy direction on matters of provincial interest related to land use planning and development. In accordance with Section 3(5) of the *Planning Act*, all land use decisions in Ontario "shall be consistent with" the PPS. The Application is consistent with the PPS, specifically Section 1.1.3 to encourage development within Settlement Areas and the efficient use of land by supporting intensification and redevelopment. The Application will efficiently use planned and existing infrastructure and services in accordance with Section 1.6.6 of the PPS.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended ('Growth Plan') guides decision making on the development of land and includes encouraging compact built form, transit supportive communities, diverse land uses. In accordance with Section 3(5) of the *Planning Act*, Council's planning decisions shall conform to the Growth Plan. The Application is located within a Settlement Area and Delineated Built-up Area providing residential lands with existing and planned municipal water and wastewater systems, in accordance with Section 2.2.1 of the Growth Plan.

The Subject Lands are located within a "Community Area" on Schedule 1 - Urban Structure, in Volume 1 of Vaughan Official Plan 2010 ('VOP 2010') and are located within the Block 40/47 Planning Area. The Application makes efficient use of land by adding to the range of residential building forms that contribute to establishing a complete community in accordance with Sections 2.2.1.4 and 2.2.6.2 of the Growth Plan. In consideration of the above, the Application conforms to the Growth Plan.

Consistency with the PPS and conformity with the Growth Plan were established through the approvals of the Zoning Amendment, Draft Plan and Site Plan for the Subject Lands. Accordingly, the PPS and Growth Plan have been satisfied through the Development. The Application is consistent with the PPS and conforms to the Growth Plan.

### ***The Application conforms to the York Region Official Plan 2010***

The York Region Official Plan 2010 ('YROP') guides economic, environmental and community building decisions across York Region. The Subject Lands are designated "Urban Area" by the YROP. Section 5.0 of the YROP states that "Growth will also occur

in new community areas...throughout the Region.” Section 3.5.4 of the YROP, requires that “local municipal official plans and zoning by-laws permit a mix and range of housing types, lot sizes, unit sizes, functions, tenures and levels of affordability within each community.” It also states that “the mix and range of housing shall be consistent with Regional forecasts, and intensification and density requirements.”

The Application, through the Development, will add to the range of housing forms in the community including semi-detached and townhouse dwellings, and will establish an internal pedestrian linkage to the public pedestrian walkways that connect to a neighbourhood park. The Application conforms to the YROP.

***The Application conforms to VOP 2010***

The Subject Lands are located in a “Community Area” on Schedule 1 - Urban Structure of VOP 2010, and are designated “Medium Density Residential/Commercial” by VOP 2010, Volume 2, Section 12.13 Block 40/47. The “Medium Density Residential/Commercial” designation permits semi-detached and townhouse dwelling units between 11 to 80 units per net residential hectare in accordance with Section 12.13.2.7 of VOP 2010. The Development yields a density of 24.9 units per hectare. The Application, through the Development, conforms to VOP 2010.

***The Condominium Plan is consistent with Site Development File DA.18.029***

The Draft Plan of Condominium (Common Elements) shown on Attachment 3 is consistent with the approved Site Plan for the Subject Lands shown on Attachments 4 and 5. The Development Planning Department has no objection to the Application, subject to the conditions identified in Attachment 1.

***The Development Engineering Department has no objection to the Application***

The Development Engineering (‘DE’) Department has no objection to the Application, subject to the inclusion of warning clauses pertaining to the Teston Road improvements and realignment, as well as other noise levels in the area such as the commercial use to the west, in the Condominium Declaration. Conditions to this effect are included in Attachment 1.

***The Condominium Corporation is responsible for waste collection services and snow removal***

All waste and recycling collection services, and snow removal shall be privately administered and shall be the responsibility of the Condominium Corporation. A condition to this effect shall be included in the Condominium Agreement, as identified in Attachment 1.

***The various utilities have no objection to the Application***

Hydro One, Enbridge Gas, Alectra Utilities Corporation, Bell Canada, and Rogers Communications Inc. have no objection to the Application, subject to the Owner coordinating servicing, connections, easements and locates with the required utility company prior to the commencement of any site works. A condition to this effect is included Attachment 1.



### **Canada Post has no objection to the Application**

The Development will be serviced by centralized mail delivery provided through Canada Post Community Mailboxes. Canada Post has no objection to the Application, subject to their conditions identified in Attachment 1.

### **Financial Impact**

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

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

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

### **Conclusion**

The Development Planning Department supports the Application to create a common elements condominium tenure for the Development, subject to the conditions identified in Attachment 1, as it is consistent with the PPS, conforms to the Growth Plan, the YROP and VOP 2010 and implements a Council approved development.

**For more information**, please contact: Judy Jeffers, Planner, at extension 8645.

### **Attachments**

1. Conditions of Draft Approval
2. Context and Location Map
3. Draft Plan of Condominium (Common Elements) File 19CDM-20V002
4. Approved Site Plan File DA.18.029
5. Approved Building Elevations Block 1 (Typical) File DA.18.029

### **Prepared by**

Judy Jeffers, Planner, ext. 8645

Mark Antoine, Senior Planner, ext. 8212

Nancy Tuckett, Director of Development Planning, ext. 8529

### **Approved by**



Haiqing Xu, Deputy City Manager,  
Planning and Growth Management

### **Reviewed by**



Nick Spensieri, City Manager



**ATTACHMENT NO. 1**

**CONDITIONS OF DRAFT APPROVAL**

**DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENT)  
FILE 19CDM-20V002 ('PLAN')  
PRIMA VISTA ESTATES INC. ('OWNER')  
VICINITY OF PINE VALLEY DRIVE AND TESTON ROAD  
BLOCK 7, PLAN 65M-4681  
CITY OF VAUGHAN ('CITY')**

**THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF CONDOMINIUM (COMMON ELEMENTS) FILE 19CDM-20V002, ARE AS FOLLOWS:**

**City of Vaughan Conditions**

1. The Plan shall relate to the Draft Plan of Condominium prepared by R-PE Surveying Ltd., Ontario Land Surveyors, Drawing File No. 18-834-DR PLAN E, dated June 24, 2021.
2. Prior to the execution of the Condominium Agreement, the Owner shall submit a pre-registered Plan of Condominium to the Development Planning Department.
3. The Owner shall enter into a Condominium Agreement with the City and shall agree to satisfy any conditions with respect to such matters as landscaping and site development, and any other matters that the City may consider necessary that may be outstanding as part of related Site Development File DA.18.029.
4. The Condominium Agreement shall be registered on title against the lands to which it applies, at the Owner's expense.
5. Prior to final approval of the Plan, the Owner shall submit an "as-built" survey to the satisfaction of the Building Standards Department.
6. Prior to final approval of the Plan, the Owner and their Solicitor and Land Surveyor shall confirm that all required easements and rights-of-way for utilities, drainage and construction purposes have been granted to the appropriate authorities.
7. Prior to final approval of the Plan, the Owner shall confirm to the Development Planning Department that they have paid all taxes levied, all additional municipal levies, if applicable, development charges and all financial requirements of this development as may be required by the Financial Planning and Development Finance Department. The Owner also certifies acknowledgement of responsibility for the payment of all taxes levied to date, both interim and final, and all taxes

levied upon the land after execution of this Condominium Agreement, if required, until each unit covered under this Condominium Agreement is separately assessed.

8. The following provisions shall be included in the Condominium Agreement:
- a) the Condominium Corporation shall be responsible to regularly clean and maintain all driveway catch basins;
  - b) waste and recycling collection as approved by the Environmental Services Department and snow ploughing/removal will be privately administered and shall be the responsibility of the Condominium Corporation;
  - c) the Owner and/or Condominium Corporation shall supply, install and maintain a centralized mailbox facility to the satisfaction of Canada Post; and
  - d) The Owner shall include the following warning clauses in the Condominium Declaration, advising the purchasers or tenants that:
    - i) "This development will function as a common element condominium and all details and associated costs shall be presented in the sales office, and through marketing material etc.";
    - ii) "The *Telecommunications Act* and Canadian Radio-television and Telecommunications Commission ('CRTC') authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs.";
    - iii) "Mail delivery will be from a designated community mailbox as per the requirements of Canada Post. The location of the mailbox shall be shown on the community plan provided by the Owner in its sales office.";
    - iv) "Purchasers and/or tenants are advised that despite the inclusion of noise control features within this development area and within the building units, sound levels due to increasing road traffic may continue to be of concern, occasionally interfering with some activities of the dwelling occupants as the sound level may exceed the City's and the Ministry of Environment, Conservation and Parks ('MECP') noise criteria."

- v) "Air conditioner units are to be located on the lot in compliance with the provisions of Zoning By-law 1-88.";
- vi) "The Owner has made a contribution towards recycling and green bin containers for each residential unit as a requirement of this development agreement. The City of Vaughan has taken this contribution from the Owner to off-set the cost for the recycling and green bin containers, therefore, direct cash deposits from the Purchasers to the Owner for recycling and green bin containers is not a requirement of the City of Vaughan. The intent of this initiative is to encourage the Purchasers to participate in the City of Vaughan's waste diversion programs and obtain their recycling and green bin containers from the Joint Operation Centre (JOC), 2800 Rutherford Road, Vaughan, Ontario, L4K 2N9, 905.832.8562; the JOC is located on the north side of Rutherford Road just west of Melville Avenue";
- vii) "The parkland serving the community may not be fully developed at the time of occupancy. The timing of development, phasing and programming of parkland is at the discretion of the City of Vaughan"; and
- viii) "This development will be serviced by a private waste and recycling collection system and snow ploughing/removal services."

#### York Region Conditions

9. Prior to final approval of the Plan, the Owner shall satisfy the following conditions, to the satisfaction of York Region:
  - a) Prior to final approval of the Plan, the Owner shall provide confirmation that all conditions of site plan approval issued on July 7, 2020 for the Subject Lands under Regional File No. SP-18-V-0176 have been satisfied.
  - b) Prior to final approval of the Plan, the Owner shall execute all Regional Agreements and obtain all the necessary permits required as part of site plan approval issued in June 2016 for the subject lands under Regional File No. SP-V-028-09.
  - c) Prior to final approval of the Plan, the Owner shall confirm that all of the works within the Regional right-of-way have been completed to the satisfaction of the Region or that the Region holds sufficient securities to cover the cost of the remaining works. Should there be insufficient security to cover the cost of the remaining works, the Owner shall arrange for the deposit of additional securities in an amount sufficient to cover the cost of all outstanding works.

- d) Prior to final approval of the Plan, the Owner shall provide confirmation that all transfers of obligation have been completed where Regional Agreements require responsibility to change from the Owner to the Condominium Corporation.

#### Utilities Condition

10. Prior to final approval of the Plan, the Owner shall confirm that all required easements and rights-of-way for each utility have been granted to the appropriate authority. The Owner further agrees to convey any easement(s) as deemed necessary by utility corporations at no cost to the utility corporation. The Owner agrees that should any conflict arise with existing utility facilities or easement(s) within the subject area, the Owner shall be responsible for the relocation of any such facilities or easement(s) at their own cost.

#### Canada Post Condition

11. The Owner and/or Condominium Corporation shall install and maintain a centralized mailbox facility to the satisfaction of Canada Post.

#### Clearances

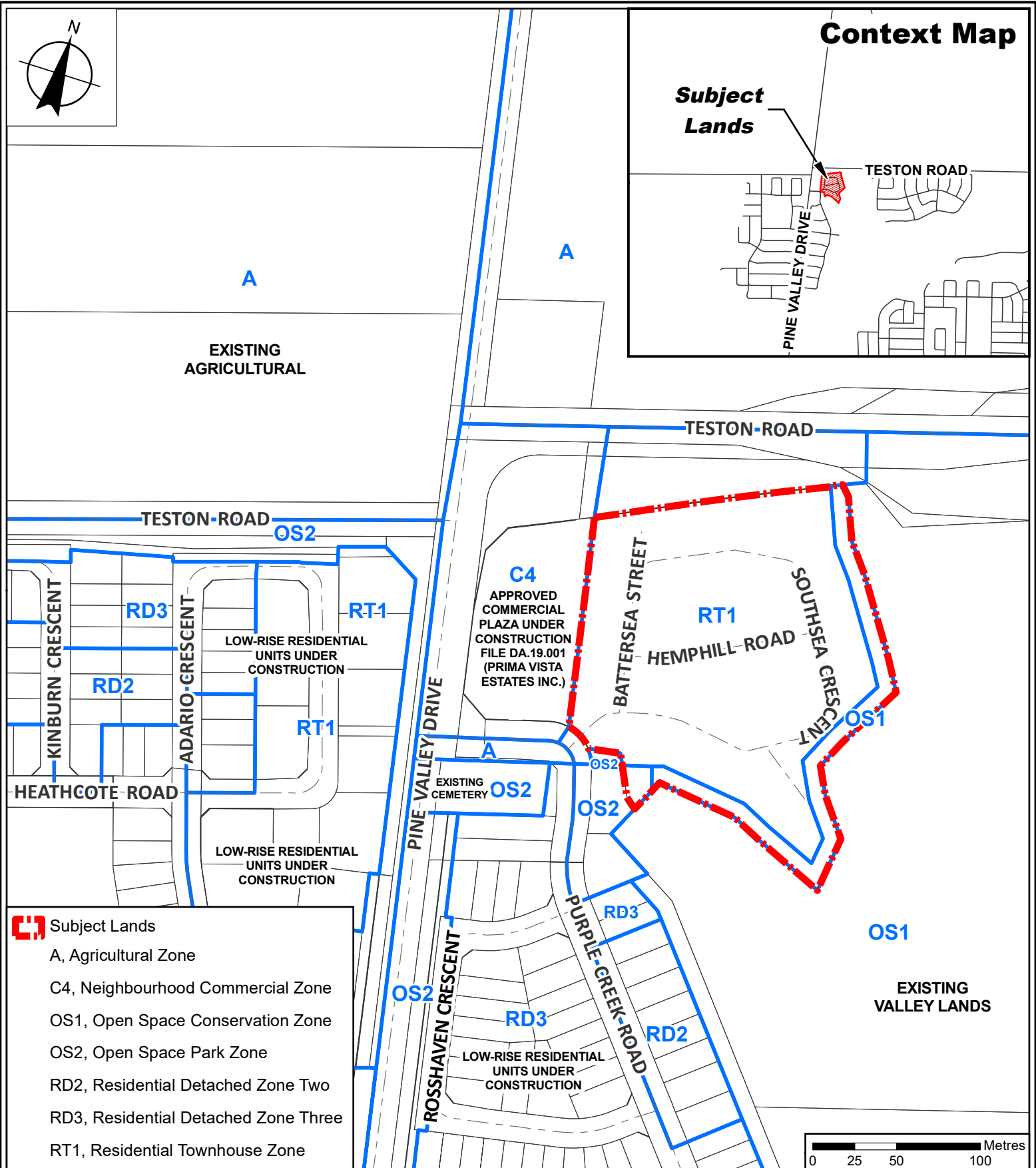
12. The City of Vaughan Development Planning Department shall advise in writing that Conditions 1 to 8 have been satisfied.
13. York Region shall advise the Development Planning Department in writing that Condition 9 has been satisfied.
14. Hydro One, Enbridge Gas, Alectra Utilities Corporation, Bell Canada, and Rogers Communications Inc. shall advise the Vaughan Development Planning Department in writing that Condition 10 has been satisfied.
15. Canada Post shall advise the Development Planning Department in writing that Condition 11 has been satisfied.

## Context Map

## Subject Lands

**-TESTON ROAD-**

PINE VALLEY DRIVE



## Context and Location Map

**LOCATION:**

Block 7, Plan 65M-4681  
Part of Lots 24 and 25, Concession 6

**APPLICANT:**

Prima Vista Estates Inc.



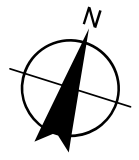
## Attachment

**FILE:**  
19CDM-20V002  
**RELATED FILE:**  
DA.18.029  
**DATE:**  
November 30, 2021

# 2








**PART 69  
COMMON ELEMENTS**

**PART 69  
COMMON ELEMENTS  
(OPEN SPACE)**

**PART 69  
COMMON ELEMENTS  
(PRIVATE ROAD AND  
VISITOR PARKING)**

**PART 69  
COMMON ELEMENTS  
(AMENITY SPACE)**

**PART 69  
COMMON ELEMENTS  
(AMENITY SPACE)**

 Subject Lands

0 12.5 25 50 Metres

# Draft Plan of Condominium (Common Elements) File 19CDM-20V002

**LOCATION:**  
Block 7, Plan 65M-4681  
Part of Lots 24 and 25, Concession 6

**APPLICANT:**  
Prima Vista Estates Inc.

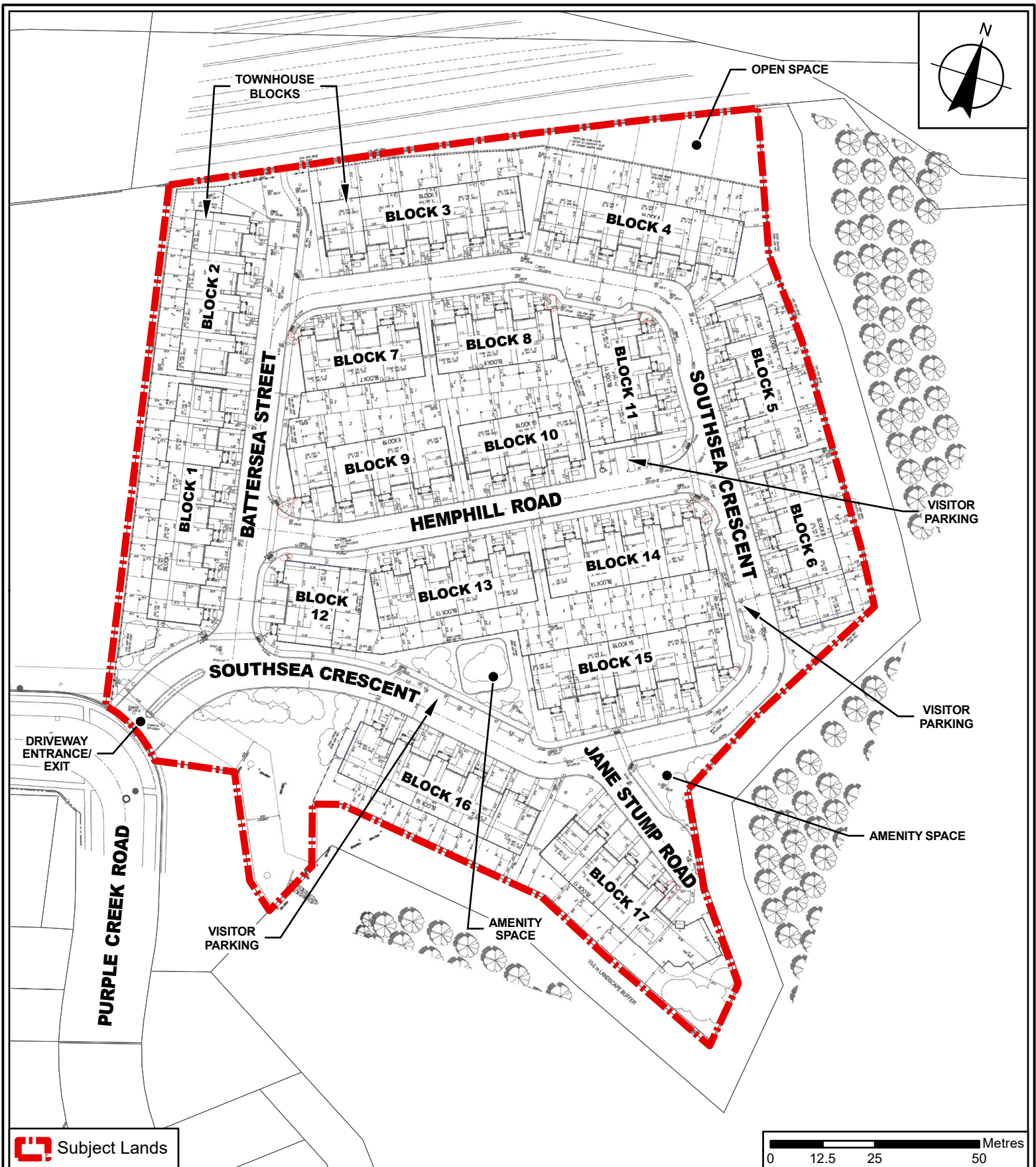


## Attachment

**FILE:**  
19CDM-20V002  
**RELATED FILE:**  
DA.18.029  
**DATE:**  
November 30, 2021

**3**





# Approved Site Plan File DA.18.029

**LOCATION:**  
Block 7, Plan 65M-4681  
Part of Lots 24 and 25, Concession 6

**APPLICANT:**  
Prima Vista Estates Inc.

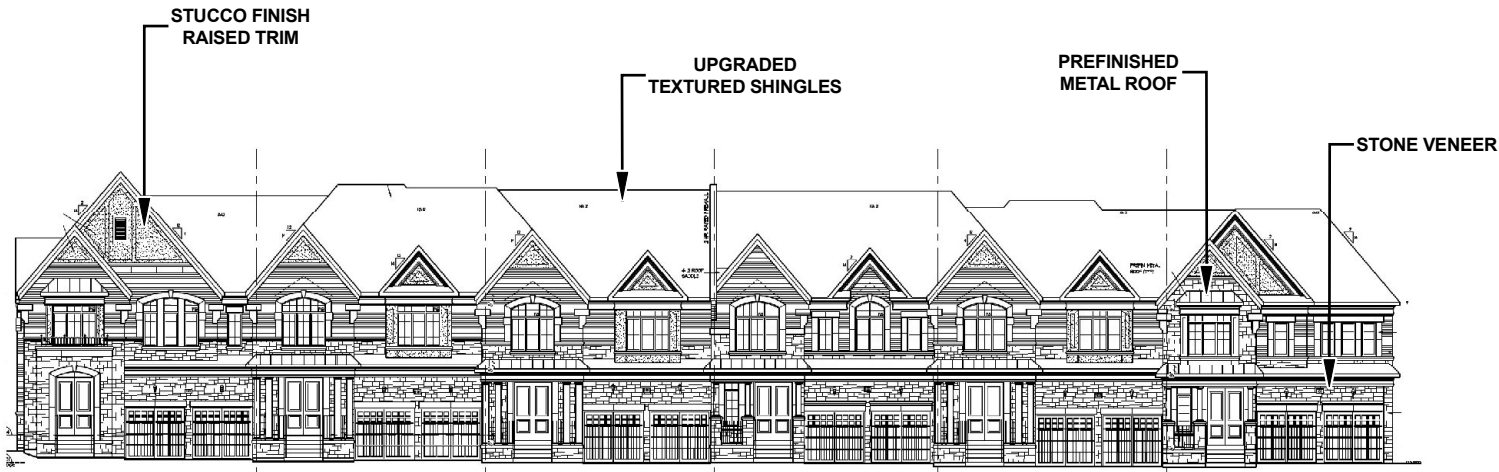


**Attachment**  
FILE: 19CDM-20V002  
RELATED FILE: DA.18.029  
DATE: November 30, 2021

**4**







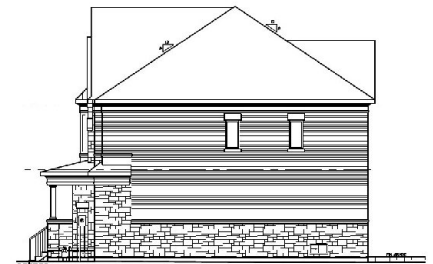
**EAST ELEVATION (FRONT)**  
(FACING BATTERSEA DRIVE)



**SOUTH ELEVATION (LEFT)**



**WEST ELEVATION (REAR)**



**NORTH ELEVATION (RIGHT)**

Not to Scale

## Approved Building Elevations Block 1 (Typical) File DA.18.029

**LOCATION:**  
Block 7, Plan 65M-4681  
Part of Lots 24 and 25, Concession 6

**APPLICANT:**  
Prima Vista Estates Inc.



## Attachment

**FILE:**  
19CDM-20V002  
**RELATED FILE:**  
DA.18.029  
**DATE:**  
November 30, 2021

**5**



## **MEMBER'S RESOLUTION**

### **Committee of the Whole Report**

---

**DATE:** Tuesday, November 30, 2021

**TITLE: RECOGNITION OF VAUGHAN COMMITTEE OF ASSOCIATIONS  
TO RESTORE ENVIRONMENTAL SAFETY (CARES) AT NORTH  
MAPLE REGIONAL PARK**

**FROM:**

Deputy Mayor, Local and Regional Councillor Mario F. Ferri  
Councillor Marilyn Iafrate

---

**Whereas**, Vaughan Committee of Associations to Restore Environmental Safety (CARES) was established in 1988 and registered in 1989 as an umbrella association of ratepayers, environmental groups, community activists and concerned residents to spearhead initiatives to close the Keele Valley Landfill and protect the environment, the head waters of the Don River and the health of Vaughan residents; and

**Whereas**, Vaughan CARES, in collaboration with the City of Vaughan, successfully argued and prevented Metro Toronto from extracting clay in hundreds of acres of land immediately around the Keele Valley Landfill owned by Metro Toronto; and

**Whereas**, Vaughan CARES in its 30 plus years of existence promoted the establishment of new policies eliminating landfilling as the main waste management strategy, diverting waste from landfills, organized and implemented the four (4) R's and advanced arguments for producers responsibility legislation and new packaging policies; and

**Whereas**, Vaughan CARES organized and participated in numerous deputations, delegations and demonstrations at Queen's Park, the City of Toronto, the landfill sites and other locations simultaneously opposing the expansion of the Keele Valley Landfill, the proposed second landfill in Vaughan consisting of 60 million tonnes and the proposal by Superior – Crawford Sand & Gravel's use of their abandoned pit; and

**Whereas**, Vaughan CARES between 1990 and 1995 secured intervening funding from the Ministry of the Environment to hire legal and other consultants to successfully and actively advance arguments against the second proposed mega landfill in Vaughan; and

**Whereas**, from 1996 to 2000 Vaughan CARES continued with its deputations, delegations, and public demonstrations to close the Keele Valley Landfill, establish new environmental policies and advocate for new sustainable waste management strategies; and

**Whereas**, Vaughan CARES in 2002 with support from the City of Vaughan organized an historic closure event of the Keele Valley Landfill engaging thousands of happy and satisfied residents; and

**Whereas**, Vaughan CARES in 2003 and beyond continued its advocacy for the rehabilitation of the Keele Valley Landfill, the integration of surrounding lands in a Regional park, effective waste diversion programs, collection of separated organics, greater producers responsibility and more responsible packaging legislation; and

**Whereas**, Vaughan CARES in the thirty (30) plus years of its existence has invested millions of volunteer hours to protect the environment by eliminating the siting of one mega landfill in Vaughan and closing another and thereby creating the opportunity for City building with vision and pride; and

**Whereas**, the results of Vaughan CARES actions provided the City of Vaughan with immeasurable financial benefits through the tax base as residential development was able to proceed in and around the former proposed landfill in the Keele St., Jane St., Kirby Rd. area; and

**Whereas**, Vaughan CARES' actions eliminated the suffering endured by local residents due to obnoxious odors, airborne carcinogens, vectors and thousands of trucks driving through local roads.

**It is therefore recommended:**

1. That Council, in appreciation and recognition of Vaughan Committee of Association to Restore Environment Safety's (CARES) long and successful campaign to close the Keele Valley landfill and stop the siting of a second mega dump in Vaughan, and advocated for new sustainable and responsible environmental policies, name a street or a trail located in the North Maple Regional Park (NMRP) as "**Vaughan CARES Way**";
2. That Council direct staff to review options and report back by Q1 2022 on a location in the NMRP to permanently place the Vaughan commemorative plaque capturing the official closure of the Keele Valley Landfill on December 31, 2002; and



3. That staff be directed to report back to Council, within a reasonable time on the funding source and the cost of designing and producing story panels which capture the various milestones and timelines achieved by Vaughan CARES throughout their campaign to protect the environment and promote the health and well being of Vaughan residents.

Respectfully submitted,

Mario Ferri, Deputy Mayor, Local and Regional Councillor  
Marilyn Iafrate, Councillor

**Attachment:**

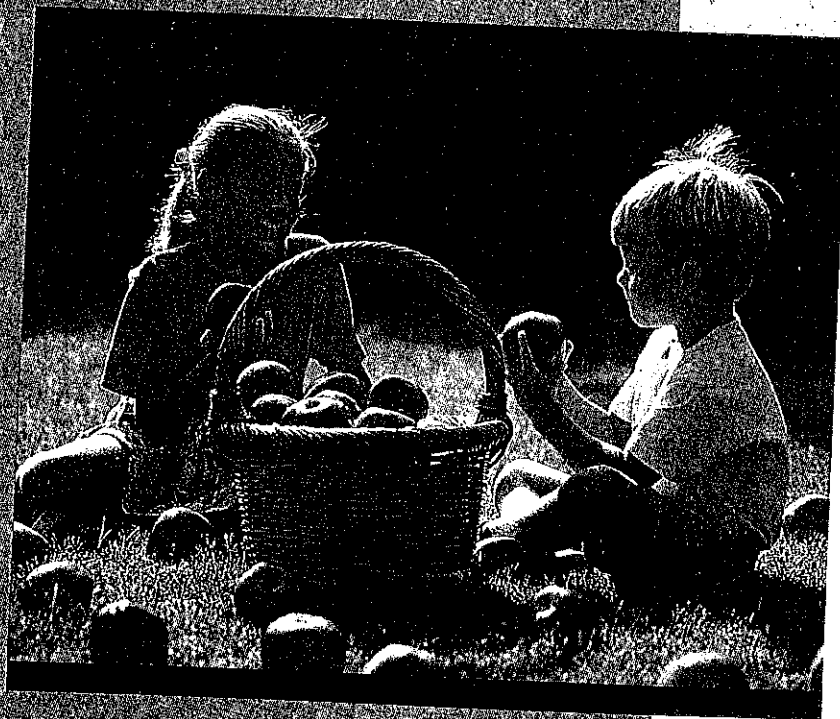
1. In Search of Fairness.....Our Children's Legacy.



## Table of Contents

1. In Search of Fairness... Our Children's Legacy
2. The History of Vaughan C.A.R.E.S. (1988- 2003)
3. Vaughan C.A.R.E.S. Declaration
4. Map of Keele Valley and Proposed Mega Dump in Vaughan
5. Founding Meeting - Vaughan C.A.R.E.S. 1988
6. Keele Valley Expansion Poster
7. Letter re. Resource Study
8. News Article
9. Letter re. the hiring of legal staff by Vaughan C.A.R.E.S.
10. Highlights of Vaughan C.A.R.E.S. Actions related to Interim Waste Authority  
re. siting process of the new mega dump
11. Letter to Vaughan C.A.R.E.S. legal staff outlining the workplan by Beak  
Consultants to oppose the new mega dump
12. Vaughan C.A.R.E.S. social equity principles
13. Vaughan C.A.R.E.S. proposals for alternatives in waste management
14. Vaughan C.A.R.E.S. outlining the impact and the legacy of garbage dumps
15. Vaughan C.A.R.E.S. protecting the Oak Ridges Moraine

IN SEARCH OF  
FAIRNESS...  
OUR CHILDREN'S  
LEGACY



# Our Children's Legacy

The essence of all our individual and collective actions should be to assure our children of at least two lasting bequests: to give them roots, and to give them wings. It is our responsibility to offer our children a future full of promise and hope. It is our duty to defend their right to dream, to stand to the challenge and to be all they can be. Our's is the obligation to protect their legacy, to provide them an environment in which to nurture their interests. This no one can compromise.

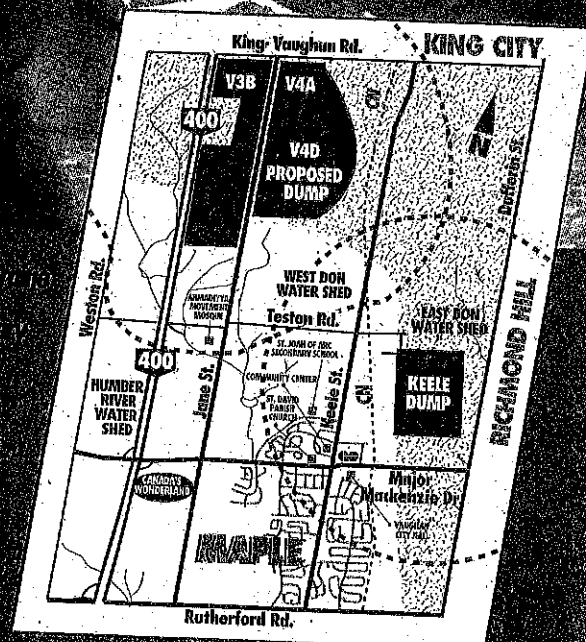
In Vaughan, our children see the world today and wonder about their tomorrow. They see air pollution, water contamination, truck traffic, noxious odours, toxins, dust ... will it ever



## In Harmony With Our Ecosystem

The protection, preservation, and promotion of our life sustaining ecosystem will ensure survival for this and many generations to come. The provision of a safe, natural environment is an inheritance our children cannot do without.

For many, the Oak Ridges Moraine exemplifies the complexities, the inter-dependence and the miracle nature offers its children. Created by glaciers thousands of years ago, the Moraine is our primary source of ground water, a natural habitat for wildlife, home for many endangered cold water species, and the site of varied woodlots. It is an exquisitely balanced natural environment where you can also find the best





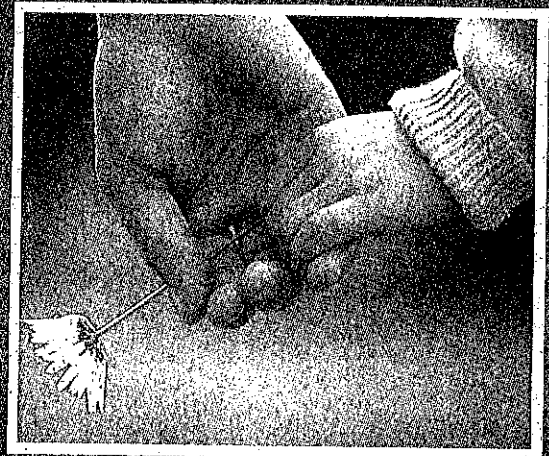
## Options In Support Of The Environment

The protection of our environment is a venture requiring our collective actions. The community, business and government, in partnership, will succeed through determination.

Governments must:

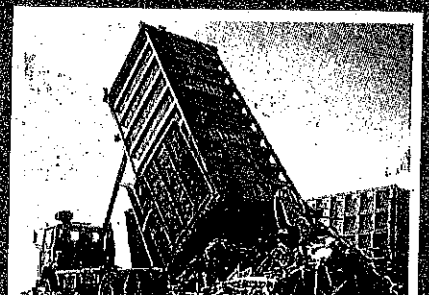
1. Adopt the principle of social equity as a selection criteria for the siting of the Mega Dump.
2. Identify and adopt new solutions and alternatives for safe waste management that are environmentally sound, technically and economically viable, and socially responsible.
3. Introduce legislation to promote measures which protect our environment, such as the 3 R's, central composting and returnable bottles.

For over 40 years in Vaughan, the burden of social responsibility has rested on the shoulders of its citizens who, over the decades, have been the recipient of 14 garbage dumps including Keele Valley, Canada's largest. You must not leave this legacy to our children.



## Social Equity And Fairness

Of fundamental importance to Vaughan C.A.R.E.S., and to society as a whole, is the principle of social equity. This asserts a requirement for the fair and equitable distribution of the burdens and benefits of a society. In a country that prides itself on democratic traditions, this distribution must be accomplished in the fairest possible fashion. Of particular significance is the notion that today's decisions will permanently affect the future of our children.



.....

## VAUGHAN C.A.R.E.S.

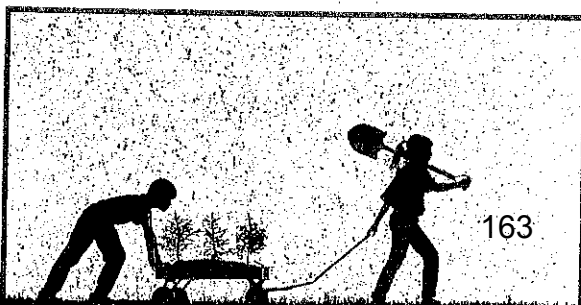
Vaughan C.A.R.E.S. is the Vaughan Committee of Associations to Restore Environmental Safety. We are a citizens' group consisting of members from the Vaughan Chamber of Commerce, area businesses, community groups and the 110,000 citizens and taxpayers of Vaughan concerned with our local environment and the impact it has on our community and our children.

**For More Information, Contact:**  
**Vaughan C.A.R.E.S.**  
**(416) 832-4340**  
**Phone/Fax**

**S**pecial Thanks To:  
Vaughan Rate Payers Association  
Vaughan Chamber Of Commerce

**marin** *advertising*

Tel: (416) 856-4377 Fax: (416) 856-4383



## HISTORY OF VAUGHAN C.A.R.E.S. (1988 – 2003)

Vaughan C.A.R.E.S., in one manifestation or another, has been fighting for the environment for more than 15 years. The central focus of its initiatives has been the huge volume of waste deposited in Maple.

The village of Maple, situated in the heart of Vaughan, (around the intersection of Keele St. and Major Mackenzie Drive), has been the recipient of waste since the mid-1950s. At least 14 landfill sites are in Vaughan, 6 of which are in the Teston Road corridor, including the Township of Vaughan dump site, which received approximately 8 million tonnes of garbage. The Vaughan site is adjacent to the Keele Valley landfill. Local residents have never supported these landfill activities. (See Tab D: Doc 1)

In the late 1970s, the corporate predecessors to the Superior-Crawford Sand & Gravel Company applied for a permit to use their quarry lands, just north-east of Keele and Major Mackenzie, as a landfill site. The residents of Maple, numbering approximately 600 people, formed a citizens' coalition named Maple Against the Dump (M.A.D.) and vigorously opposed this application, including intervention at the Board hearings held under the Environmental Protection Act. The proponents were successful, and the land was sold to Metropolitan Toronto to establish and operate the largest landfill site in the country.

The "Keele Valley" landfill site began operation in 1983. The members of M.A.D. continued to monitor and report infractions of the operation throughout the early 1980s. In the mid-1980's Metro Toronto, perceiving a pending "garbage crisis", began to consider the possibility of expanding the landfill site. This precipitated the events which led to the formation of Vaughan C.A.R.E.S.

The local Ratepayers' Associations, including the Gates of Maple residents and the Maple Village Associations, together with the remaining members of M.A.D., monitored events very closely and held meetings with Metro staff. In May 1987 the local community was informed by its MPP that the Province may support an expansion of the Keele Valley landfill site. Groups of concerned citizens met and agreed to create a coalition comprising members of M.A.D., local Ratepayers' Associations, interested citizens and community activists. The name Vaughan Committee of Associations to Restore Environmental Safety (Vaughan C.A.R.E.S.) was chosen to reflect the objectives of the group: to fight for the environment, to promote the 3Rs, to promote citizen participation and education, to coordinate with other environmental groups, to prevent expansion or extension of Keele Valley Landfill Site, and to fight the concept of mega-landfills. Vaughan C.A.R.E.S. was incorporated in 1989. Most members of the first Executive are still active members of the group and members of M.A.D. continue to participate in Vaughan C.A.R.E.S. initiatives.

Vaughan C.A.R.E.S. has drafted a set of philosophies and objectives which are attached to the end of this history. In keeping with their philosophies, and in pursuit of their goals, the members of Vaughan C.A.R.E.S. volunteer an enormous amount of time and effort in the areas



of public education, public participation and partnership building. A brief summary of activities in each area follows.

#### PUBLIC EDUCATION

- Vaughan CARES continues to monitor and report to the public on the operations at Keele Valley landfill site, through the media of public hearings, TV, radio and newspapers.
- Vaughan CARES promoted the creation of the Keele Valley Liaison Committee, which continues to meet regularly and comprises representatives of the Ministry of Natural Resources, Ministry of the Environment & Energy, Metro Works, York Region, City of Vaughan, Ratepayers groups, landowners and Vaughan CARES.
- Vaughan Cares holds press conferences, rallies, demonstrations and vigils to draw public attention to issues related to waste management and landfills.
- Vaughan CARES actively promotes the 3Rs in Vaughan schools and day camps and holds street-fests to promote environmental protection.
- Vaughan CARES sponsors tours of Keele Valley landfill.
- Vaughan CARES makes presentations and deputations on waste management issues to Chambers of Commerce, City and Regional Councils, political party caucuses and many other organizations.
- Vaughan CARES produces flyers and brochures advocacy environmental protection and responsible waste management.
- Vaughan CARES, in co-operation with the City of Vaughan, continues to work on the "Earthbound Project", designed to produce a reference document respecting legislation and environmentally sensitive areas in Vaughan, provide environmental sensitivity training for staff in day camps, and generate awareness in the community of environmental protection issues.
- Vaughan CARES participated in a 6-hour TV program on the mega-landfill issue and the effects on the community.
- Vaughan CARES continues to:
  - Monitor and inform the community of all its environmental initiatives, including those related to the IWA site search,
  - Operate a store-front office as a centre of information and participation for the public and
  - Host public information meetings.

## PUBLIC PARTICIPATION

- Vaughan C.A.R.E.S. has produced flyers, signs, magnets and stickers designed to inform and encourage public participation.
- Vaughan C.A.R.E.S. reviewed and commented on resource materials distributed by SWEAP (Solid Waste Environmental Assessment Plan) and SWISC (Solid Waste Interim Steering Committee) and participated in meetings with SWEAP and SWISC consultants.
- Vaughan C.A.R.E.S. participated in the Minister's GTA Waste Management Consultation Group.
- Vaughan C.A.R.E.S. made a deputation before the Standing Committee in Social Development, regarding Bill 143.
- Vaughan C.A.R.E.S. participated in the social impact study for the "Clay Extraction" hearings.
- Vaughan C.A.R.E.S. represented the interests of the community at the "Clay Extraction" hearings, contributing to the successful prevention of the expropriation of lands for the extraction of clay to be used at Keele Valley.
- Vaughan C.A.R.E.S. actively lobbied for 3Rs legislation.
- Vaughan C.A.R.E.S. gathered, and submitted to the Premier and the Minister of the Environment, 6500 letters opposing expansion of the Keele Valley Landfill Site.
- Vaughan C.A.R.E.S. makes deputations to Metro Works Committee to educate councillors on the social, economic and environmental effects of mega-landfills and waste management issues.
- Vaughan C.A.R.E.S. meets regularly with representatives and employees of all political parties and all levels of government to discuss waste management issues.
- Vaughan C.A.R.E.S. is actively involved in opposing the IWA's landfill site search, contributing substantially to the critique and review of IWA documents and processes and proposing alternative methods of waste management.
- Vaughan C.A.R.E.S., as part of its public participation in the waste management planning process, authored and presented the following unfunded paper to the Interim Waste Authority, prior to the participant funding program:  
    "A Case for Social Equity", Mario Ferri, Aug 92.

## PARTNERSHIP BUILDING

- Vaughan C.A.R.E.S. continues to work co-operatively with the local MPP, MP, Council, school boards and trustees to co-ordinate action regarding environmental issues, such as the Keele Valley Landfill site and the Interim Waste Authority process.
- Vaughan C.A.R.E.S. is part of a coalition of local citizens' groups working co-operatively, where possible, to oppose the IWA (see details in the body of the application)
- Vaughan C.A.R.E.S. was a founding member of STORM (Save The Oak Ridges Moraine) and was instrumental in persuading the Federal and Provincial governments to declare the Oak Ridges Moraine an "area of interest".
- Vaughan C.A.R.E.S. was also a founding member of Environment Not Economics and the Keele Valley Liaison Committee.
- Vaughan C.A.R.E.S. is also a member of the Environment Coalition of Vaughan (ECO Vaughan), the Waste Reduction Office Committee (WROC), the Ontario Environmental Network (OEN), and the Canadian Environmental Network (CEN).
- Vaughan C.A.R.E.S. exchanges information and works co-operatively with DARE (Don't Assault Rural Environments), KVEC (King Vaughan Environmental Coalition), PACT(Pickering Ajax Citizens Together), POWER (Protect our Water and Environmental Resources), ING (It's Not Garbage), OEN (Ontario Environment Network), the EnviroWatch Federation, the Friends of the Don, the Waste Reduction Office, Environment Not Economics, ratepayer groups and special interest groups, both in Vaughan and in neighbouring regions.

# VAUGHAN C.A.R.E.S.

## Declaration

September 21, 1991

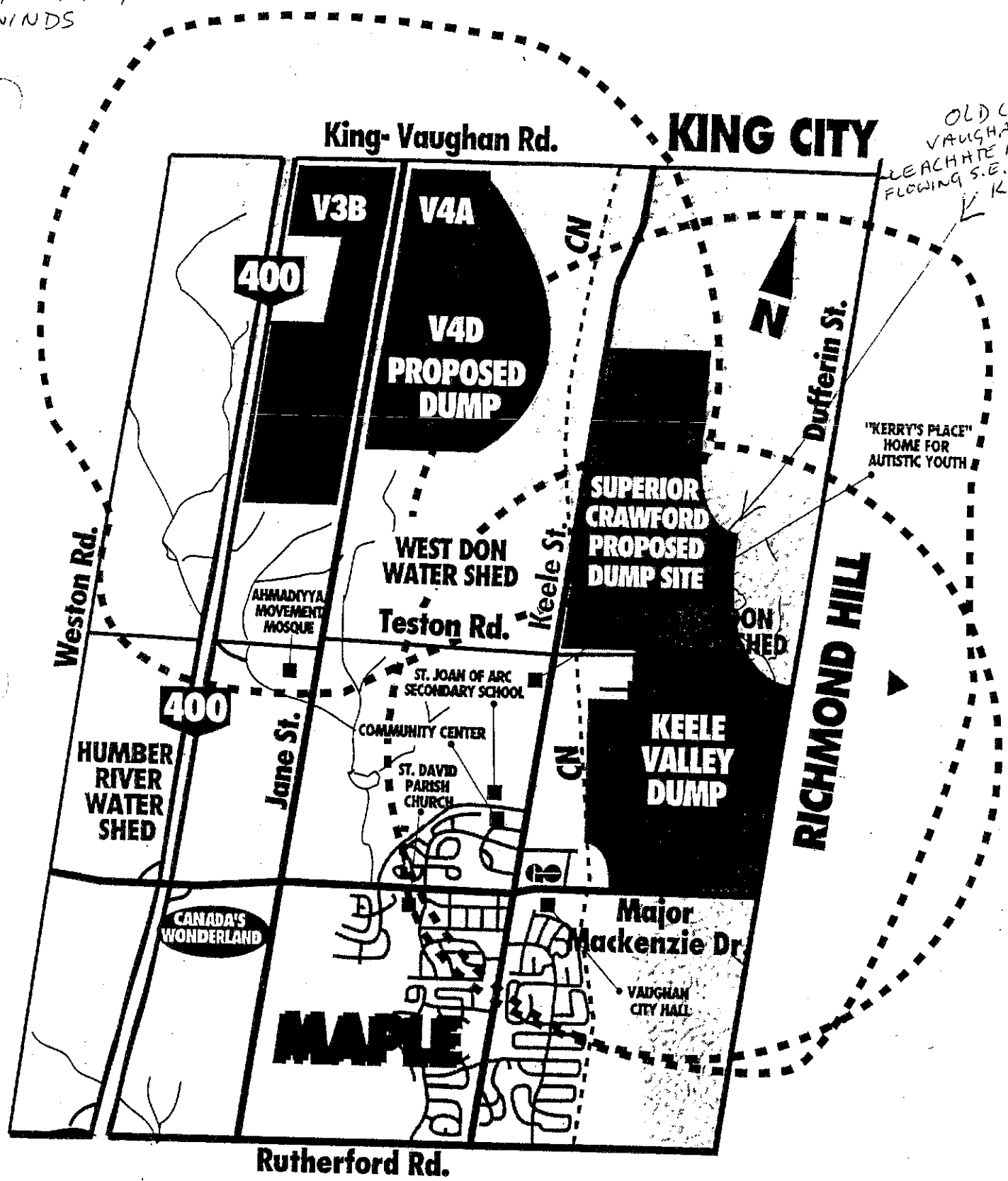
We, the citizens of the City of Vaughan and environmental watch dogs generally pledge our resolve to bring to the attention of all levels of government, the press and interested groups through all means at our disposal, the following truths:

1. **Social Equity:** that it is not equitable to impose upon a community further dumping that has endured thirty years of dumping;
2. **Environmental Awareness:** that the Keele Valley Dump is located on the head waters of the Don River in the Oak Ridges Moraine and is as sensitive an ecological environment as the Rouge Valley;
3. **Proximity to Community:** that the Keele Valley dump is located within a community of more than 13,000 citizens and is within walking distance of a community centre, schools and churches;
4. **Participant Funding:** that the provincial government is under an obligation to financially support all groups that are opposed to the location of the long term dump at Keele Valley in order to ensure equity and fairness;
5. **Exclusion:** that Keele Valley dump must be excluded from consideration as a long term dump immediately based upon the preliminary criteria established by the Interim Waste Authority.

These five truths shall be our call to arms.

We further pledge that we will not waiver from our appointed goal. WE shall not be shaken by decisions of uninformed governmental officials and we shall not extinguish our resolve until all levels of government realize that the residents of the City of Vaughan will not tolerate further dumping and a commitment is made to close the dump when it reaches the present stated capacity.

PREVAILING  
WINDS



Oak Ridges Moraine

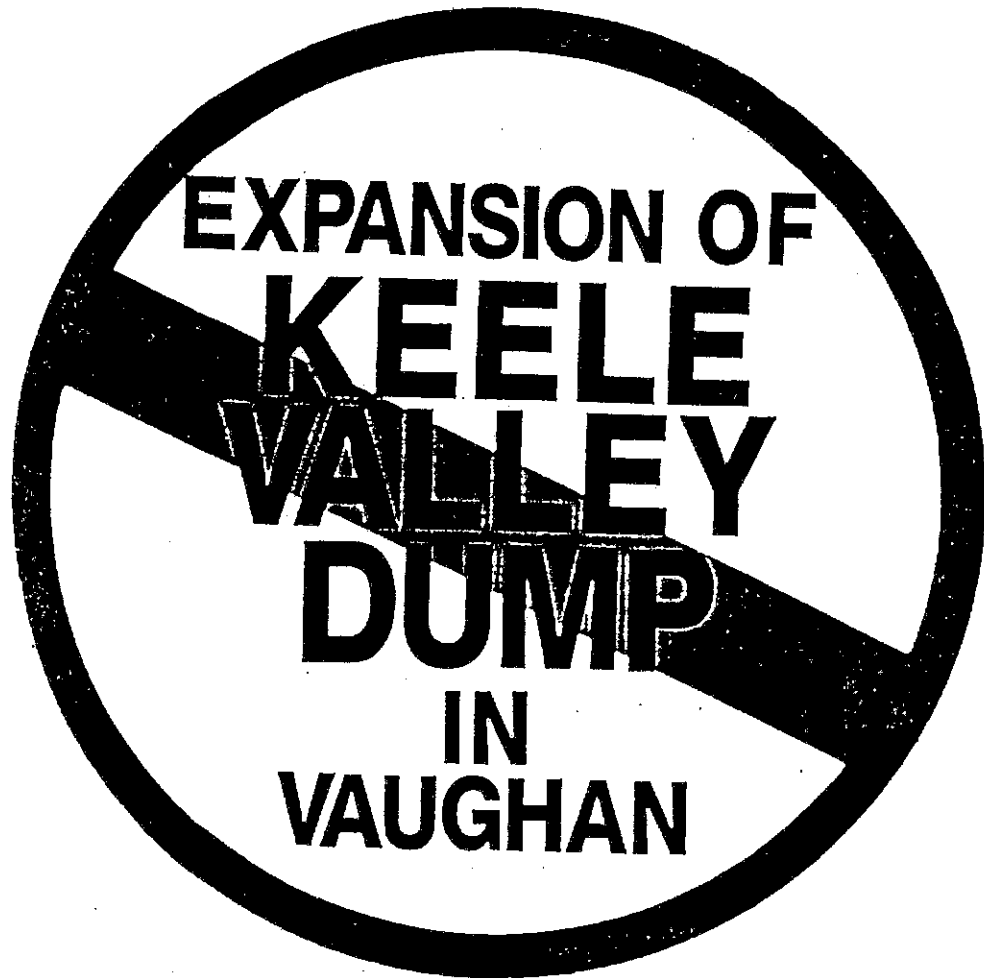


1.5 km Secondary Impact Zone<sub>69</sub>

METRO TORONTO



**WE STRONGLY SUPPORT  
THE CAMPAIGN TO  
SAVE LAKE ONTARIO  
OUR WATER  
WE SAY NO TO**



**VAUGHAN C.A.R.E.S.  
AND SO DO WE!**

Ask for More Information  
or call

Mario Ferri  
Judith Tenebaum

832-0617  
884-1627

VAUGHAN COMMITTEE OF ASSOCIATIONS TO RESTORE ENVIRONMENTAL SAFETY  
(VAUGHAN C.A.R.E.S.)

For immediate release  
October 1, 1988

*\$300,000.00 STUDY TO DEMONSTRATE RESOURCE MISMANAGEMENT*

(Vaughan) Vaughan residents called a Metro Toronto decision to spend \$300,000.00 to study the feasibility of the expansion of the Keele Valley Landfill Site 'ludicrous' and went on to document the environmental, societal and economic concerns that such an expansion would foist on the nearby communities.

"The study is inappropriate, wasteful and shows clearly that Metro Toronto is mismanaging its resources by re-studying proposals that were made ten years ago" said Peter Meffe, a spokesman for Vaughan C.A.R.E.S.

Vaughan C.A.R.E.S. members claim that the Metro money would have been better spent on looking at recycling programmes or other more innovative solutions to the Metro garbage crisis.

On September 16, Metro Council pledged \$300,000.00 to study the feasibility of expanding the Keele Valley Site. However, in 1977-1979, two exhaustive studies were held on the site which showed that an expansion could be detrimental to two aquifers which lie directly under the proposed expansion area. The aquifers feed the Don River which provides drinking water to thousands of Metro and York residents.

"The decision by Metro to study the site flies in the face of environmental process and fiscal responsibility" Meffe said.

-30-

For more information: Mario Ferri  
(416) 832-0617

# The Keele Valley Landfill and the Oak Ridges Moraine

The Maple community in Vaughan has done more than its share in bearing the burden of modern society's waste management problems. The expected closure of the Keele Valley Landfill site was to be a welcome relief for this community, now there are new plans for expansion. It is time for everyone to face up to their responsibility for our garbage problem, and to find appropriate solutions. Expanding the Keele Valley landfill is not one of them.

## The Moraine

Formed by retreating glaciers during the Ice Age, the Oak Ridges Moraine stands out as the most distinctive geographical feature of south central Ontario. Distinguishing the Moraine are its elevation and vistas, its vegetation, fauna and its soil. As the permeable soil absorbs and filters

rainwater and snowmelt, the Moraine is a vital source of clean water.

As a headland, the Moraine is the origin for streams and rivers, including the Credit, Don, Ganaraska, Humber, Rouge and others flowing into Lake Ontario, as well as others flowing north to Lake Simcoe and Georgian Bay.

## The Landfill

Keele Valley began operation in 1982. Prior to Keele Valley, a site immediately north operated since 1962. Keele Valley is presently the largest dump in Canada and the third largest in North America. The current approved tonnage is 20,000,000 with the site scheduled to meet this capacity in 1992-93. Application will be made by the the Council of York Region to add another 5 million tonnes of garbage.

## S.T.O.R.M.

S.T.O.R.M. stands for Save The Oak Ridges Moraine. It is a coalition that brings together citizen groups and individuals whose goal is to preserve and protect the integrity of this unique natural treasure.

With membership drawn from across south central Ontario, S.T.O.R.M. is dedicated to:

- legislated environmental protection for the Oak Ridges Moraine
- integrated provincial land-use planning

- education, mutual support and responsible activism
- collective action in the face of fragmented political and planning jurisdictions

If you would like to know more about S.T.O.R.M. and its activities, please call one of the following:

Aurora: Tom Meininger, 727-4976

King: Dorothy Izzard, 833-5816

Richmond Hill: Ene Leivo  
733-5744

# Bevilacqua Introduces Private Member's Motion

After extensive consultation with concerned groups and individuals in York-North, I introduced a Private Member's motion in the House of Commons to protect the Oak Ridges Moraine and the headwater aquifers, sourcing Lake Ontario.

The motion (M-623) reads:

*"That, in the opinion of this House the Federal Government commit itself to entering into negotiations with the Government of Ontario to safeguard the Oak Ridges Moraine and protect the headwater aquifers, sourcing Lake Ontario from further pollution and toxic contamination."*

The landfill is immediately adjacent to an existing residential community of 13,500 people, which is projected to reach 33,000 by the year 2000. Also adjacent are wildlife habitat, woodlots and cold water habitat. The site is within the Oak Ridges Moraine and overtop of two aquifers, the source of water for the Don River and nearby West Humber River.

The social and environmental impact of Keele Valley is enormous. Truck traffic (currently 1,200 to 1,400 daily), noise and air pollution, rodents, swarming seagulls, obnoxious odours and clouds of dust are not even the worst of the problems.

The most serious impact of the landfill is its effect on our drinking water. Keele Valley produces 4.1 litres of leachate per second. Any of this liquid garbage solution that oozes through the clay lining of the landfill can contaminate area wells and will eventually end up in Lake Ontario - the source of drinking water for several million people. Al-

ready seriously polluted, it is estimated that 100 million pounds per year of this leachate will reach Lake Ontario on a continuing basis.

Twenty million tonnes of garbage sitting at the headwaters of our rivers is a disaster in the making. Expanding this site should not even be considered as an option. In fact, we should be looking for ways to minimize the impact of what is already there.

## Vaughan C.A.R.E.S.

Much of this article was written in cooperation with Vaughan C.A.R.E.S. (Committee of Associations to Restore Environmental Safety). Vaughan C.A.R.E.S. has taken a leading role in preventing the expansion of Keele Valley and in other environmental issues. If you would like more information contact Vaughan C.A.R.E.S. at P.O. Box 865, Maple, Ontario, L6A 1S8, or call Mario Ferri at 832-0617.



HIGHLIGHTS OF VAUGHAN CARES ACTIONS RELATED TO IWA PROCESS  
DECEMBER 1992 - JANUARY 1994

1992

- DECEMBER 9 Public protest rally - 1300 attend
- 14 York Region Public School Board passes resolution opposing mega-dumps

1993

- JANUARY 20 Meeting with City of Vaughan Council
- FEBRUARY 5 "Children in Support of the Environment" rally and dump tour with Mike Harris (P.C. leader)
- 7 Information booth at Winterfest
- MARCH 2 Community information night at J. A. Gibson School
- 15 Taped environmental theme song "We Are The Future", sung by children from Maple, used for educational purposes; sent to MPPs and party leaders (see Tab F)
- 16 Meeting with W. Pitman, Chair of IWA
- APRIL 3-4 Information booth at Pancake Festival
- 13 Queen's Park Throne Speech Day rally - 300 attend
- 22 Coalition Earth Day rally at Queen's Park - 200 attend
- MAY 19 Meeting with City of Vaughan Council to advise them of Superior-Crawford's lobbying efforts at Metro Council
- 26 Public education seminar to students of Thornlea Secondary School
- JUNE 1 Meeting with Liberal caucus
- 14 Hand delivery of brochures to all members of Legislature
- 16 Letter from Lyn McLeod outlining Liberals' opposition to Bill 143 and mega-dumps in Vaughan
- 29 Meeting with Minister of Environment & Energy

HIGHLIGHTS OF VAUGHAN CARES ACTIONS RELATED TO IWA PROCESS

1993

JULY

- 1 Information booth at Canada Day in Vaughan
- 3 Letter from Vaughan CARES published in Toronto Star  
"Our Backyard Is Full" (OBIF) protest lobby at Metro Hall against Metro support of Superior-Crawford proposal - 200 attend. Metro Resolution deferred
- 7 CBC Radio interview with Vaughan CARES and Michael Jeffery (counsel for Superior-Crawford)
- 14 "Scrap Bill 143" protest rally accompanied by Liberal leader Lyn McLeod - 50 attend

AUGUST

- 18 Mailing of brochure to all IWA Board members
- 20 Light vigil & march against all mega-dumps in Vaughan - 300 attend
- 26 Meeting with City of Vaughan lawyers

SEPTEMBER

- 2 Meeting with City of Vaughan
- 4 Flyer distribution advising residents of survey
- 7 Distribution of brochures to all York/Metro libraries, York Region Municipal Councillors, York Region School Boards and media
- 20 Vaughan CARES asks to address IWA Board meeting

OCTOBER

- 2 OBIF car rally and dump tour - 400 attend
- 4 Local high school students begin letter-writing campaign dealing with first-hand experience of negative dump impacts
- 18 Meeting and presentation to IWA Board
- 23 Panel member at "Public Participation" forum at international conference hosted by SPIDR

## HIGHLIGHTS OF VAUGHAN CARES ACTIONS RELATED TO IWA PROCESS

1993

- NOVEMBER 3 Met with "Liberal" newspaper for input on article "Dump truck safety & high school"
- 12 Hosted Press Conference to announce V4A as preferred site before IWA press conference
- Protest at IWA press conference followed by national press and radio interviews
- Attended Liberal convention in Ottawa and addressed waste management issues directly to leader Lyn McLeod
- 16 Press Conference and lobby day at Queen's Park to announce release of "Resources - Not Garbage": an alternative to mega-dumps
- 22 Emergency community meeting attended by 2000 residents to lay out plans for new round of campaign against IWA & Superior-Crawford
- DECEMBER 4 Protest at IWA office in King City against IWA's misleading the public, and calling for IWA to halt process and declare true preferred site: V4A or Superior-Crawford
- 6 Toronto Star full-page article "Down in the Dumps: a way of life in Maple", describing negative impacts of living next to a mega-dump
- Protest to prevent IWA from testing on V4A until local well-water is tested
- "Eye" magazine articles "Out of sight, out of mind" on negative impacts of mega-dumps
- 8 Attended Queen's Park press conference on rail haul with northern Ontario mayors
- Meeting with IWA to discuss well-testing concerns
- 10 Meeting with V4A landowners to formulate common strategies regarding IWA process
- 17 Further meeting with IWA regarding well-testing

HIGHLIGHTS OF VAUGHAN CARES ACTIONS RELATED TO IWA PROCESS

1994

- JANUARY    17    Press release supporting IWA's removal of Superior-Crawford lands as potential site
- 18    Classicom TV interview with Mario Ferri - rebuttal of Pitman's comments
- Addressed York Region area-wide Chambers of Commerce to enlist support for "Resources - Not Garbage"
- 21    Protest at IWA drill site against need for injunction and IWA's heavy-handed approach to public participation
- 23    Public protest at constituency office of Premier Rae - over 200 attend
- Door-to-door education campaign in Premier's riding on effects of potential landfill on Humber River, effects on drinking water, alternatives



14 Abacus Road  
Brampton, Ontario  
Canada L6T 5B7

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Fax (416) 794-2338  
INWATS (416) 1 800 361-BEAK

28 January 1994

Vaughan CARES  
c/o Mr. Reg Watson  
Barrister and Solicitor  
20 Eglinton Avenue  
5th Floor  
P.O. Box 2004  
Toronto, Ontario  
M4R 1K8

**Reference: Workplan by Beak Consultants Limited for Analysis of EA Document IV**

Dear Mr. Watson:

As requested, this letter provides the workplan of Beak Consultants Limited (BEAK) for conducting a detailed review and critique of the EA Document IV (November, 1993) produced by the Interim Waste Authority Ltd. This document describes the environmental assessment (EA) planning process and assessment results relating to the identification and evaluation of the preferred site in the City of Vaughan. BEAK's analysis is intended to be a thorough and critical review of the EA document, involving consideration of both the EA process and the content of the EA document.

The letter outlines our understanding of the specific services required by Vaughan CARES, the professional staff proposed for this project, the deliverables and the proposed budget.

### *Introduction*

Vaughan CARES has a fundamental interest in all issues respecting the IWA's process. Vaughan CARES requires a detailed review and critique of EA Document IV. BEAK is submitting the following workplan and budget to conduct the review on behalf of Vaughan CARES.

BEAK understands that Vaughan CARES may be contracting the services of other individuals to address specific issues, and is willing to work with these individuals as the lead consultant on a multidisciplinary team. Subconsultants respecting archaeology and health issues are included in the BEAK workplan and budget. The balance of the subcontractors are not included in the BEAK budget and their workplans and budgets are filed separately. BEAK also understands that the broader issue of waste management alternatives within Metro is addressed separately in the GTA 3Rs documentation. Therefore, an indepth review of the MOEE 3Rs analysis has been excluded from this

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Vaughan CARES

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28 January 1994  
Ref: 940110

workplan, although the results of such a review will be required in fulfilling the first component of the workplan described below.

### *Workplan*

BEAK's workplan will involve a review of EA Document IV with reference to the requirements under the Ontario EA Act, followed by a more detailed review of the EA document with respect to the particular issues of significance to Vaughan CARES, such as cumulative effects.

The workplan consists of the following components:

1. **An Indepth, Critical Analysis of the EA Document IV:** This component of BEAK's workplan is a detailed review and critique of all of EA Document IV and any supporting documentation of direct relevance. In this work BEAK will consider all relevant factors. BEAK will consider the comprehensiveness of the analysis - the EA Act requires that all components of the environment be evaluated, including the social, technical, economic and natural environmental components, plus combinations and interrelationships between these components. The staff at BEAK is well suited to this type of indepth review and has experts who will assume responsibility for important areas such as agriculture, aviation, biology, design and operations, geology/hydrogeology, planned land use, surface water and transportation. The detailed review of archaeology, heritage, economics and social issues - will be undertaken by subconsultants, who will be report to BEAK on the results of their analyses. There are impacts associated with all phases of the life cycle of the landfill, impacts to all components of the environment (social, technical, economic, natural environment) and perceptual impacts that are as 'real' as more traditional impacts. The long run perspective inherent in a life cycle approach will be assumed in the review of impacts identified in the EA document. BEAK will be responsible for reviewing the basis of analysis for Step 6 (including all aspects of the evaluation criteria), the evaluation of haul routes and the evaluation of short list sites to identify the preferred sites.

The analysis will also consider the extent to which the EA process, followed in selecting and assessing the proposed site, is in accordance with the Ontario EA Act, and the scientific validity, accuracy, completeness, etc. of the information and analyses presented in the EA document. Particular care will be taken in reviewing the public consultation program and the evaluation of permissible alternatives (to the landfill and to the methods of siting, designing, constructing and operating the landfill), the two components of the EA planning process that

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3.

28 January 1994  
Ref: 940110

proponents typically find the most challenging. BEAK will be assisted by M+A Consultants respecting process issues.

In evaluating the impacts of each environmental component and its relation to other components, BEAK and the subconsultants will consider the extent to which methods or analytical techniques used are widely accepted among the scientific community, the strengths and weaknesses of the methods and techniques used, the representivity and reasonableness of reported findings and the extent to which a balanced presentation of information, results and mitigation measures is provided in the EA document.

2. **A Critical Review of Superior-Crawford Documentation:** BEAK will review the documentation relating to the Superior-Crawford site and IWA's decision to eliminate the site from further consideration. Documentation relating to the Superior-Crawford site was submitted for consideration by the IWA late in the 6 step process. The IWA threshold decision to eliminate the site will be reviewed as part of a broader analysis of the EA process and comparative analysis contained therein.
3. **Identification of gaps in the information presented, and the acquisition and review of missing information:** we will review EA Document IV for completeness, and identify gaps in the information presented. Information gaps may exist in any number of areas, including the EA process, presentation of results, discussion of models used or discussion of key assumptions. BEAK will attempt to obtain the missing information from the IWA, MOEE or other sources, review the information obtained and evaluate the implications of this information for the analyses and conclusions presented in EA Document IV.
4. **Identification of issues that need to be addressed later in the IWA process:** the review and critique will suggest outstanding issues that need to be addressed in later stages of the IWA process. For example, a definitive prediction of certain impacts may require more detailed site-specific studies or more detailed engineering work on the design/operation of the landfill. BEAK will identify these issues and discuss their importance from the perspective of Vaughan CARES.
5. **Report Preparation:** Prepare and coordinate all draft reports. Internally review and present reports to Vaughan CARES. Prepare final report.

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28 January 1994  
Ref: 940110

6 **Project Management:** One of BEAK's critical functions will be to manage a large group of subconsultants, synthesize their respective analyses and present the results in the form of a comprehensive, cohesive review of the EA document. BEAK is proposing to hold three meetings involving the entire project team, each having the following purpose:

- **a project initiation meeting:** the purpose of this meeting is to ensure that each team member understands the overall objective of the study, their respective tasks, the tasks performed by the other members of the study team and the schedule.
- **a (one day) workshop:** once the study team members have had a chance to review EA Document IV (and supporting/related documentation) in some detail, we are proposing to hold a workshop where each team member will present their preliminary findings/conclusions, discuss any problems or concerns and identify areas of interaction with other study team members. A first draft of both the table of contents for the draft final report and the preliminary list of issues will be developed at this time.
- **a final meeting:** just prior to the preparation of the draft final report, a final meeting will be held where each team member will present their findings/conclusions and discuss any unresolved problems or concerns. The table of contents for the report will be finalized, and annotated in point form to ensure that each study team member has a clear understanding of the content of their sections as well as the sections being written by others.

BEAK has managed many large, multidisciplinary projects in the past. Critical functions of this role include keeping individual team members on track, ensuring achievement of the overall study objective, ensuring that study team members meet deadlines, and producing a final report that ties individual conclusions to broader themes and concepts applicable throughout the study. BEAK will also be carefully reviewing the work of individual subconsultants and identify areas requiring linkages with other sections of the report.

### ***Deliverables***

The results of BEAK's analysis will be thoroughly documented in a report to Vaughan CARES. BEAK will also coordinate and prepare a preliminary issues list for the entire



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Mr. Reg Watson  
Vaughan CARES

5.

28 January 1994  
Ref: 940110

work team. BEAK and the other experts will not be preparing documents for use as evidence at any legal proceedings which may arise.

### *Professional Staff Assigned to the Project*

BEAK will be assisted by a number of subconsultants that are recognized experts in the areas of economic impacts, social impacts, social equity, archaeological and heritage impacts, human health impacts and the environmental impact assessment process. Collectively, the proposed project team possesses the requisite technical expertise to conduct a comprehensive, critical review of EA Document IV (and supporting/related documentation).

The BEAK staff and subconsultants proposed for the project are provided in Table 1 attached. For certain technical areas, the subconsultant has yet to be identified. The resumes of each staff member and identified subconsultant are included in Appendix 1 of this workplan. The budget for BEAK and three of the subcontractors is provided in Table 2.

BEAK understands that Vaughan CARES will rely on other experts to assist in the review and critique of EA Document IV. These experts will be part of the work team coordinated by BEAK. The work plans and budgets of these experts are being submitted directly to Vaughan CARES and the budgets do not comprise part of the overall BEAK budget.

### *Proposed Budget*

The proposed total budget for the delivery of the above services by BEAK and the three subconsultants is \$125,080 excluding GST. This budget includes \$115,840 of professional time and \$9,240 of other disbursements. A breakdown of professional time and disbursements is provided in Tables 2 and 3 attached.

Professional time and disbursement estimates have been provided for BEAK staff and three subconsultants - Roger Dixon and the International Institute of Concern for Public Health for human health issues and a subconsultant (as yet unidentified) for archaeological/heritage issues. Separate budgets and workplans are being submitted for the other subconsultants identified in Table 1.

01/20/94 14:00 FAX 410 104 4000  
DEAR CONSULTANTS  
28 JAN 1994

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consultants  
limited

Mr. Reg Watson  
Vaughan CARES

6.

28 January 1994  
Ref: 940110

*Proposed Schedule*

BEAK is prepared to commence work immediately upon confirmation from you. Please contact myself or Kathryn Fisher if you would like to further discuss the above workplan. We look forward to hearing from you soon.

Yours truly

BEAK CONSULTANTS LIMITED

*H. Clarke-Watson*  
*for*

Jonathan Gee  
Project Manager

JG:kf  
Encl.



## **VAUGHAN C.A.R.E.S.**

P.O. BOX 865, MAPLE, ONTARIO L6A 1S8  
(416) 832-4340

### **IN SEARCH OF SOCIAL EQUITY**

#### **SOCIAL EQUITY IN WASTE MANAGEMENT: An Imperative**

We believe that it is essential to due process and outcome which upholds basic rights and freedoms in Canadian Society and the life of nature to define a standard for social equity and fairness to be applied to waste management. Social equity applies to people and their communities. It has two dimensions; distributive justice and procedural fairness.

#### **LANDFILLING IS INHERENTLY INEQUITABLE**

Landfilling as a form of waste management is inherently inequitable: its benefits are widely dispersed across a large area while its environmental and social costs are sharply concentrated at a few places. How to sort out social equity concerns is a significant challenge. But sorted out they must be if a fair, just, politically defensible and publicly acceptable final decision is to result, along with public trust and confidence in the decision making process from which it emanates.

#### **THERE MUST BE A WAY TO DEFINE SOCIAL EQUITY**

We firmly believe that this challenge can be met. We reject the counter argument, that equity impacts cannot be assessed because all areas have equity claims. A similar argument was raised before the environmental impact assessment was invented: "How can we sort out what is or is not an important environmental impact when almost everything is an impact?" Once a barrier to impact assessment, this question eventually became a doorway into this new field - and subsequently, to conceptual and methodological innovations that have led to better, fairer siting and decision making processes.

#### **PRINCIPLES OF SOCIAL EQUITY: Procedural and Distributive Fairness**

A first principle therefore, is that social equity deserves full and open consideration in the siting and impact assessment of waste management facilities. Siting and impact assessment processes that do not provide for social equity to be considered are procedurally unfair, and they are in danger of producing distributive injustice. At the root of social equity concerns is the unfair imposition of impacts, felt most acutely if the receiving community has already borne more than its fair share.

## **ASSESSING SOCIAL EQUITY IMPACTS**

We foresee the following steps in a process of identifying and assessing social equity impacts, and thereby sorting out competing claims to inequity:

1. CONSTRUCT A FACTUAL HISTORY OF WASTE MANAGEMENT IN THE REGION.
2. PREPARE A RETROSPECTIVE SOCIAL IMPACT ASSESSMENT OF THE MAIN WASTE MANAGEMENT FACILITIES IDENTIFIED, AND OF ALTERNATIVE OPTIONS IDENTIFIED BY INTERESTED PARTIES.
3. PRESENTATIONS BY GROUPS AND INDIVIDUALS WHO BELIEVE IT WOULD BE UNFAIR TO LOCATE A LANDFILL OR OTHER WASTE MANAGEMENT FACILITIES NEARBY.
4. FEEDBACK ON THE ROLE OF EQUITY IMPACTS IN THE FINAL FACILITY SELECTION, SITING AND IMPACT ASSESSMENT DECISIONS.

## **SOCIAL EQUITY DEMANDS STANDARDS BEYOND TECHNICAL CONSIDERATIONS**

The foregoing approach acknowledges that the social equity implications of waste management options, in particular, those that include landfill siting and operation, involve more than technical decisions based on rational criteria and measured impacts. Social equity unavoidably introduces a moral dimension to decision making. A sound moral decision is fully informed and freely made, in a context that is fair and seen to be so.

## **A SOCIALLY EQUITABLE DECISION MAKING PROCESS**

The approach we advocate brings social equity to the waste management planning process, eg. the landfill decision. It provides the widest possible array of information including facts and values, from a multiplicity of perspectives, in a setting where all information is given full and fair consideration, with its application to the final decision made known to all concerned.



## **VAUGHAN C.A.R.E.S.**

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### **ALTERNATIVES IN WASTE MANAGEMENT**

#### **WASTE MANAGEMENT IS EVERYBODY'S BUSINESS**

Waste production and management is everybody's responsibility because everyone produces or allows to be produced for them, unwanted by-products which can and will affect others and nature.

#### **WE NEED BALANCED ENVIRONMENTAL BUDGETING TO LIVE IN FREEDOM**

Creating pollution creates a debt to the future of humanity and nature. Responsible use of the world now requires that we practice zero-environmental-debt waste management, and repay the existing debt to future public and environmental health by cleaning up those effects of our actions which are, or are at risk of becoming, life-diminishing.

#### **FAIRNESS REQUIRES DECISIONS BASED ON CUMULATIVE IMPACTS ON LIFE AND HEALTH**

To be fair and equitable, the effects of choices of which waste production and management options to implement, must be evaluated according to the cumulative impacts of the options on the development and maintenance of human and environmental rights, having particular regard for the quality of life, well-being and material integrity of persons, communities and nature.

#### **WE NEED TO CHANGE AS A MATTER OF CONSCIENCE AND SURVIVAL**

"Reasonable" actions are necessary to manage waste responsibly. But past standards are no longer sufficient given that we have to manage the unpredicted effects on a shrinking world of our economic and technological actions. Increasingly, through neglect we risk self made catastrophe. We therefore have an obligation to use our human capacities and material resources to make the best and wisest choices of which we are capable based on current and emerging knowledge and standards and not just those choices which appear reasonable based on merely competent efforts which meet past standards. Knowingly to do otherwise would offend conscience.

#### **MORE REASONS FOR ALTERNATIVES TO DUMPING**

Today's well-implemented alternatives are less detrimental than "fill and wait" mega-dumps to human and environmental rights including public health and the life of nature, as well as to the life-enhancing economic activity of society.

The implementation of a full and balanced program of waste management alternatives is a necessary measure to control the huge costs of unchecked waste production.

It is also a timely step toward developing an urgently needed and exportable technology for life cycle costing-based waste production and disposal management.

#### **DEVELOP OPTIONS PACKAGES FOR AND WITH THE PUBLIC**

As a matter of public policy and planning practice, therefore, we should compare thoroughly the cumulative impacts of these options and freedoms, human and environmental rights and economic life and promote to the public and its institutions the implementation of sounder alternative solutions than landfills, in particular to primary or dead-end ("dump and wait") landfills.

It is urgent for social equity in waste management that a full range of integrated waste production and management options be developed with open public participation, applying principles and methods such as:

1. Zero environmental debt and balanced waste budget management.
2. Informed consent and community consensus of host community and populations within the facility life cycle impact zones, for waste import e.g., for storage, and processing methods, e.g., incineration.
3. Life cycle costing of cumulative effects of a full range of current and emerging options and combinations.

4. Appropriate research investment where necessary to develop key options with outstanding payback potential.
5. Waste source reduction: waste resource tracking from point of production or importation with environmental impact labelling for both packaging and contents.
6. Waste source reduction: taxation measures such as a one year sales tax holiday on some kinds of 100% recyclable goods, and an environmental and an environmental tax surcharge on non recyclable packaging materials.
7. Waste stream differentiation by type (e.g., wet, dry, organics, etc.) and diversion for re-use and recycling.
8. Assessment of, and optimizing, the impacts of valuing and handling residues to diminish or eliminate negative impacts and optimize their resource potential.
9. Organized, access-friendly, zero leachate temporary long-term storage.
10. Passively stabilized smaller non toxic landfills.
11. Mining, aerobic, bio-farming and other content conversion of landfills such as Keele Valley.

**BALANCE THE  
TRUE WASTE  
MANAGEMENT  
BUDGET**

"Balanced waste budget management" means that all identifiable waste management costs are added to and collected with the costs of producing or otherwise introducing waste into the economy, community and ecology, and that every cent of revenue and every other resource or capacity, such as land or rights, acquired to permit or enable waste management is used to benefit the objective of zero-deficit environmental impact management.

**ELIMINATE  
GENERAL PURPOSE  
MEGA  
LANDFILLS**

The time has come to enact a provincial waste management program which identifies and implements means to eliminate the need for another mega-dump anywhere. This will require that we learn as a society to minimize the creation of waste and reuse or recycle productively and safely as much of the waste as possible, starting with 2/3 now and progressing eventually toward 100% in the context of longer term impacts.

We must be prepared after cumulative impacts life cycle costing of current risks and alternative options to make a full commitment of public waste management resources to alternatives appropriate to enable a fast track scheduled decommissioning of general purpose pit landfills and impact conversion/neutralization of every such identified landfill and otherwise polluted site in the province, taking into account proportional site recovery costs and beginning with sites with the risk of highest human rights and health, environmental and dollar cost impacts such as Keele Valley.

**WE NEED FAIR AND  
SUSTAINABLE  
OUTCOMES**

It is in the public interest that we devote our human resources such as attention, knowledge, care and work, together with the corresponding supporting material resources, to arrive at fair and sustainable outcomes of the waste management decision making and implementation process.

The need to implement long term viable alternatives to previous landfills and current or proposed mega-landfills is urgent because of the far reaching and increasing effects, on people and the life of nature, of the choices we have and will make.



## VAUGHAN C.A.R.E.S.

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### GARBAGE DUMPS IN VAUGHAN A LEGACY OF WASTE

#### BACKGROUND FACT SHEET

#### CURRENT INITIATIVES OF THE MINISTRY OF THE ENVIRONMENT:

Expand Keele Valley and  
Site a New Mega-Dump

- \* The Metro Toronto Council, has been directed to expand the 245 acre Keele Valley Dump, Canada's largest, by adding one lift of approximately 5,000,000 tons of garbage and,
- \* the Interim Waste Authority is proposing to site a new 600 acre mega-dump with a capacity of 40,000,000 tonnes and life expectancy of 20 years approximately 700 metres north west of the Keele Valley Dump and approximately 2 kilometres north of the community of Maple with 15,000 residents.

#### HISTORY:

16 Dumps and 40 Years  
of Exported Garbage

- \* 16 dumps have been sited in the City of Vaughan since the 1950's.
- \* 6 dumps are located in the Village of Maple including Keele Valley, Canada's largest dump which began operation in 1983.
- \* The Maple community has been host to exported garbage for over 40 years.

#### LOCATION OF KEELE VALLEY DUMP:

In the Heart of Maple,  
On The Oak Ridges  
Moraine

- \* North of Major Mackenzie, bounded by Keele Street, Teston Road and Dufferin Street in Maple.
- \* Approximately 1 kilometre away from a major *Community Centre, Library and High School*.
- \* Approximately 50 metres away from established and operating commercial and industrial units.
- \* Immediately adjacent to an existing residential community of 15,000 people, projected to reach 33,000 by the year 2,000.
- \* Within the Oak Ridges Moraine and overtop of 2 aquifers, the source water of the Don River and nearby West Humber River.
- \* Adjacent to wild life habitat, woodlots and home of cold water species.

#### CAPACITY AND LIFESPAN:

20 Million Tonnes

- \* The approved tonnage is 20,000,000 (M).
- \* Presently the largest dump in Canada and third largest in North America.
- \* Capacity is expected to be reached by 1996-97.

**STATUS OF KEELE VALLEY:**

Expand to Add  
5,000,000 Tonnes

- \* No environmental assessment is planned for the expansion.
- \* There is no support in the City of Vaughan for this expansion.
- \* York Region Council is opposed to the expansion without an environmental assessment.
- \* Metro Toronto does not support this government initiative.
- \* ***Vaughan residents are angry and resolute to fight the expansion.***

Over 70 Million  
Tonnes of Garbage in  
Maple

- \* The Maple community in Vaughan will be host to over 70 million tonnes of garbage in its midst with the addition of the new mega-dump.

**ECONOMIC IMPACT:**

Loss of Investment,  
Property Value and  
Assessment

- \* The City of Vaughan gains nothing economically except for 42 cents a ton of the tipping fees which have reached up to \$150 a ton.
- \* This in no way offsets the loss of assessment and the decrease in property value of those in close proximity of the dump.
- \* The 4 billion dollar City Centre project approved for Jane Street and Major Mackenzie Drive is now at risk with the siting of a new mega-dump.
- \* Investment in Vaughan and Maple in particular is in jeopardy of becoming non existent with a second mega-dump.

**EMOTIONAL IMPACT:**

Stress From Site  
Selection Process

- \* Residents experience tremendous stress on their lives and lifestyles as a result of the time, energy and disruption experienced in their efforts to oppose expansion and siting of dumps.

Stress From Uncertainty  
About the Future

- \* Residents experience fear and high anxiety, they have become uncertain about whether to make improvements to their property, whether to move or stay, and whether or not their property will be devalued.

Stress From Living Near  
A Dump

- \* Residents living near Keele Valley experience many psychosocial impacts including worry over possible adverse impacts on health and the sense of not having control over their environment.
- \* This stress is magnified many times with prospect of a new mega-dump.

The "Stigma"

- \* Residents suffer from the stigma of living next to Canada's largest dump.
- \* Keele Valley Dump is located in the heart of Maple and is very visible from major provincial highways eg. Hwy 400, as well as regional and local roads. This leaves an immediate and lasting negative impression.
- \* The site of the new mega-dump is less than 1 kilometre away from Keele Valley.

Dislocation And  
Disruption of An  
Established Community

- \* Residents perceive the siting of another mega-dump will create severe disruptions in the stability of their community and the local social networks.



- Special Population Groups Are Affected  
Seniors, Autistic Youth  
And Members of an  
Islamic Mosque
- \* Residents of institutions currently located near the Keele Valley Dump and the new mega-dump site including the Maple Nursing Home for Seniors on Keele St., Kerry's Place (Variety Club) home and centre for autistic youth also on Keele St. as well as the Ahmadiyya Movement Mosque on Jane St. will be negatively affected.

### **CUMULATIVE EFFECTS:**

- Dirt & Filth -  
Blowing in the Wind**
- \* The Keele Valley site experience tells us that mega-dumps generate large amounts of dirt, litter and debris. The scattering of refuse, which includes plastic bags, disposable diapers, etc., is very prevalent, and covers a surprisingly large area, as these are wind blown and distributed.
- Smells - A Disturbing  
Reality**
- \* Regardless of technology, there are serious obnoxious odours which emanate from a site including production of methane gas. These are particularly disturbing to residents in the proximity of the dump.
- Dust**
- \* The operation of a landfill site can cause serious problems and major dust problems. The dust problems are associated with the excavation for the landfill itself, and even to a greater extent, by the extraction of clay, when done at the site.
- Traffic - 2400 Truck  
Trips Daily**
- \* At its peak time the Keele Valley Dump Site generated over 1200 trucks a day, representing over 2400 truck trips in and out from the site. These large transport type trucks are loaded with garbage and debris, some of which, obviously, will leak, drip, or be blown from the truck. The noise, major traffic problems, obnoxious fumes from the operation of trucks, present serious problems in their own right. When one considers that this traffic is going into a community of 15,000, which is primarily residential in nature, surrounding the site, you can imagine the major disruption and impact on the lives of the residents.
- The Site Itself -  
An Environmental  
Eyesore**
- \* Mega-dump sites themselves are aesthetically obnoxious. One can imagine piles of garbage, litter and debris, both industrial and residential in nature, thousands of birds flying overhead with their appropriate droppings on the dump and the surrounding community, bulldozers operating and the visual impact this has on residents.
  - \* Efforts are made to obscure the direct view of the dump, nevertheless, psychologically, its presence creates an undesirable situation.
- Quality of Life -  
Stressful Life Styles**
- \* The cumulative effects of the factors mentioned will be compounded by the siting of a second mega-dump in Maple. The impact will result in a major disruption of the lives, plans and quality of life of the 15,000 residents in the surrounding area.
- The Community Will  
Never Surrender**
- \* The community has done its fair share! It demands fairness! It will fight until social justice is served.
  - \* No one will take away its hopes, its dreams and its children's legacy.

## WHAT OF THE FUTURE?

### Some Serious Considerations - Dust

- \* The long-term effects of the inhalation of increased levels of dust, which contain a high amount of clay, which in turn, contains a substantial amount of silicone dioxide compounds is a very serious situation.
- \* Medical experts indicate that the long-term effects may be very *serious, particularly* in the case of *persons with any respiratory problems or the very young.*

### What About the Drinking Water?

- \* The most serious factor and the one that merits our major consideration as far as mid and long-term effects go is the question of landfill sites in general and Keele Valley in particular and its impact on our drinking water both domestic and well water. Lake Ontario is the source of drinking water for the greater Metropolitan Toronto area and its several million inhabitants.
- \* The Keele Valley Dump Site sits on the headwaters of the Don River, on major aquifers and tributaries which ultimately end up in Lake Ontario. The leachate, that is the solution that oozes constantly and continuously through the clay lining of the dump, works its way into this system and our sewer system, but must wind up in Lake Ontario. The estimate is that approximately 100 million pounds per year of leachate from Keele Valley Landfill Site will reach on a continuing basis into Lake Ontario.
- \* Lake Ontario is seriously polluted, and the estimates for its clean up run into the multiple billions, if in fact this is even possible.
- \* No one can predict the long-term effects on people of drinking water containing increased levels of every known industrial contaminant in varying amounts and these levels even continuing to increase. While scientific opinion can be gathered to support any side of almost any issue, one fact is incontrovertible. These chemicals have a detrimental effect on health, are highly undesirable in our drinking water and the public is extremely concerned despite the fact they are not totally aware of the entire situation.
- \* Finally, extending or prolonging the operation of the Keele Valley Dump, and the siting of a new mega-dump, twice the size of Keele Valley, cannot be justified even on a technological basis.

## SOCIAL EQUITY

- \* The residents of Vaughan are not shirking their public responsibility. They have done their share a hundred fold, they have carried their burden. The residents now demand social equity and fairness
- \* The sharing of the benefits and burdens in an equitable manner is a basic fundamental principle inherent in our democratic system. The people of Vaughan thus maintain that *"Given the uncertainty about the cumulative effects and need for social equity, no one impacted community should be expected to continually house a site for disposal of residues"*.

WE ARE RESOLUTE, WE WILL FIGHT UNTIL SOCIAL JUSTICE IS SERVED





## **VAUGHAN C.A.R.E.S.**

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### **THE OAK RIDGES MORaine THREATENED**

#### **THE MORaine IS A PRECIOUS RESOURCE**

The provincial's government's interim report "Watershed 1990" clearly states that "...the Oak Ridges Moraine, a precious resource for ground water, wildlife, and open space is threatened by development pressure. This is an ecosystem that, to a large degree, is literally "disintegrated", one in which the carrying capacity - the ability of the air, land and water to absorb the impact of human use - is clearly strained, and cannot be sustained over the long term unless fundamental changes are made.

#### **THE MORaine IS THE SOURCE HEADWATERS TO THE DON, HUMBER AND ROUGE RIVERS**

The Oak Ridges Moraine is a ridge of sand and gravel north of Toronto left behind by glaciers after the last ice age and contains the headwaters of 30 watercourses including the Don, Humber and Rouge Rivers and major tributaries. The Greater Toronto Area (GTA) portion of the Moraine stretches 90 km from Caledon in the Peel Region in the west to Durham Regional Boundary in the east. The width of the Moraine varies from 4 km to 24 km as it crosses the GTA.

#### **MAJOR THREAT: Keele Valley Dump And Proposed New Mega-Dump**

The Oak Ridges Moraine is home of the Keele Valley Dump, the 3rd largest on the continent. The top 3 candidate sites identified by the Interim Waste Authority located in York Region are located directly on the Moraine.

#### **WATER QUALITY IS IMPACTED**

The water quality on the upper reaches of the many streams in the Moraine is excellent, because of the fresh water contribution from the Moraine. In the Moraine, groundwater has lain in underground aquifers for thousands of years. The groundwater is important, not only for municipal, industrial and agricultural use, but also as a source of water for streams feeding into the Great Lakes. The underground aquifers provide drinking water for many communities including King City, Aurora and Stouffville.

**MORaine OF SPECIAL  
CONCERN TO THE  
PROVINCE:  
So Why Approve  
Dumpsites?**

As a source of water for many of the rivers and drinking water for many communities, the Oak Ridges Moraine is of special concern to the province, so they claim. Uncontrolled development threatens highly vulnerable habitats. The Moraine acts as a cap on the land, reducing the amount of precipitation that replenishes aquifers. Since the Moraine is so porous, it also threatens the aquifers with pollution. According to "Regeneration - a Royal Commission on the Future of the Toronto Waterfront", 1991, "...one Moraine site that should be monitored closely is the Keele Valley Landfill...While engineers insist that there is no leakage through the site's clay liners, what will happen in 50 or 100 years from now?"

**THE OAK RIDGES  
MORaine UNDER  
SEVERE STRESS:  
With Provincial  
Approval**

The air, land, water, wildlife and human activities in the greater Toronto region reveals an ecosystem under considerable stress. Rivers, creeks and the lakes are polluted and unfit for swimming and cannot be used for drinking water unless treated. Persistent organic chemicals and heavy metals are found in the air, water, wildlife and soils of the region. The Keele Valley Dump is nearing capacity and Metro proposes an expansion. The IWA has selected 3 sites 1.5 km north and just west of the Keele Valley site as its top choices for the York Region mega-dump. The Keele Valley dump and all 3 proposed IWA sites located near Maple are on the Moraine.

**CROMBIE COMMISSION  
RECOMMENDATIONS:  
This Represents  
Responsible Action**

Due to the ecological significance and natural beauty of the Oak Ridges Moraine, David Crombie, Commissioner for the Future of the Toronto Waterfront made the following recommendations:

1. The Province should extend the expansion of Provincial Interest, Implementation Guidelines, and planning study to include the entire Oak Ridges Moraine.
2. The Commission recommends strict compliance with the Implementation Guidelines and careful scrutiny of exempted proposals by the Province, the Ontario Municipal Board and all municipalities on the Moraine.
3. The Oak Ridges planning study should expand to include a description and evaluation of implementation mechanisms for the long term strategy, taking into account the experience of the Niagara Escarpment Commission.

**VAUGHAN C.A.R.E.S.  
RECOMMENDATIONS**

Vaughan C.A.R.E.S. endorses these recommendations and further recommends that:

1. Keele Valley Dump be closed immediately because of its impact on the groundwater in the Oak Ridges Moraine.
2. No further dumpsites be considered in the vicinity of the Oak Ridges Moraine.
3. Identify and adopt new solutions and realistic alternatives for waste management that are environmentally sound; technically economically viable; and socially responsible.
4. Introduce legislation to promote measures which protect our environment, such as the 3R's, central composting and returnable bottles.
4. Adopt the principle of social equity as a selection criteria for the siting of a mega-dump.



**CITY OF VAUGHAN  
REPORT NO. 3 OF THE  
VAUGHAN METROPOLITAN CENTRE SUB-COMMITTEE**

***For consideration by the Committee of the Whole  
of the City of Vaughan  
on November 30, 2021***

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The Vaughan Metropolitan Centre Sub-Committee met at 9:33 a.m., on November 2, 2021.

**ELECTRONIC PARTICIPATION**

**Members Present:** Hon. Maurizio Bevilacqua, Mayor, Chair  
Councillor Sandra Yeung Racco, Vice Chair  
Councillor Rosanna DeFrancesca

**Staff Present:** Nick Spensieri, City Manager  
Wendy Law, DCM, Administrative Services & City Solicitor  
Michael Coroneos, DCM, Corporate Services, City Treasurer & Chief Financial Officer  
Haiqing Xu, DCM, Planning and Growth Management  
Christina Bruce, Director, Policy Planning & Special Programs  
Vince Musacchio, Acting DCM, Infrastructure Development  
Raphael Costa, Director, Economic & Cultural Development  
Mike Doyle, Dy. Fire Chief, Administrative & Support Services  
Caterina Facciolo, Deputy City Solicitor, Planning & Real Estate Law  
Michael Marchetti, Director, Financial Planning & Development Finance / Deputy Treasurer  
Amy Roots, Senior Manager of Development Planning (VMC), Policy Planning & Special Programs  
Todd Coles, City Clerk  
Jennifer Cappola-Logullo, Manager, Development Engineering (VMC), Policy Planning & Special Programs  
Selma Hubjer, Manager, Transportation Planning  
Musa Deo, VMC Transportation Project Manager, Policy Planning & Special Programs  
Paul Salerno, Senior Manager, Real Estate

**REPORT NO. 3 OF THE VMC SUB-COMMITTEE  
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE,  
NOVEMBER 30, 2021**

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Cory Gray, Project Manager, (VMC), Policy Planning & Special Programs

Gerardo Paez Alonso, Manager, VMC & Strategic Parks Initiatives, Policy Planning & Special Programs

Gaston Soucy, Project Manager – Planning (VMC), Policy Planning & Special Programs

Lisa Marie Russo, Manager, Financial Planning & Analysis

Sharon Gaum-Kuchar, Senior Arts Planner / Curator

Jessica Kwan, Senior Planner – VMC, Policy Planning & Special Programs

Brianne Clace, Project Manager, Development Finance

Natalie Wong, Senior Planner, Development, Policy Planning & Special Programs

Keasha Green, Administrative & Program Assistant

Morteza Litkahi, Systems Analyst / Project Leader, OCIO

John Britto, Council / Committee Administrator

**Also Present:** Jim Gough, Principal Consultant + Leader, Transit Centre of Excellence at WSP Canada

The following items were dealt with:

**1. 2022 SCHEDULE OF MEETINGS**

**The VMC Sub-Committee advises Council:**

**1) That the 2022 Schedule of Meetings was approved as follows:**

**9:30 a.m. – Tuesday, March 8, 2022;**

**9:30 a.m. – Tuesday, June 21, 2022; and**

**9:30 a.m. – Tuesday, September 20, 2022.**

**2. VMC TRANSPORTATION MASTER PLAN UPDATE**

**The VMC Sub-Committee advises Council:**

**1) That the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management dated November 2, 2021, was approved; and**

**2) That the presentation by Jim Gough, Principal Consultant + Leader, Transit Centre of Excellence at WSP and C1, presentation material entitled “*VMC Transportation Master Plan Update*” were received.**



**REPORT NO. 3 OF THE VMC SUB-COMMITTEE  
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE,  
NOVEMBER 30, 2021**

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**Recommendation**

1. That the VMC Transportation Master Plan Report be received for information.

**3. VMC PARKS AND WAYFINDING MASTER PLAN UPDATE – IMPLEMENTATION PLAN**

**The VMC Sub-Committee advises Council:**

- 1) That the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management dated November 2, 2021, was approved; and
- 2) That the presentation by Cory Gray, Project Manager, VMC Parks Development, Policy Planning & Special Programs, and C2, presentation material entitled “*VMC Parks and Wayfinding Master Plan Update*” were received.

**Recommendations**

1. That the VMC Parks and Wayfinding Master Plan Update – Implementation Plan Report be received for information.

**4. VMC DEVELOPMENT ACTIVITY UPDATE**

**The VMC Sub-Committee advises Council:**

- 1) That the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management dated November 2, 2021, was approved.

**Recommendation**

1. That the Vaughan Metropolitan Centre Development Activity Update report be received for information.

**5. VMC CAPITAL PROJECTS AND IMPLEMENTATION PLAN UPDATE**

**The VMC Sub-Committee advises Council:**

- 1) That the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management dated November 2, 2021, was approved.

**Recommendation**

1. That the Vaughan Metropolitan Centre Capital Projects and Implementation Plan Update report be received for information.

**REPORT NO. 3 OF THE VMC SUB-COMMITTEE  
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE,  
NOVEMBER 30, 2021**

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The meeting adjourned at 11:15 a.m.

Respectfully submitted,

Hon. Maurizio Bevilacqua, Mayor, Chair

**CITY OF VAUGHAN**  
**REPORT NO. 5 OF THE**  
**TRANSPORTATION AND INFRASTRUCTURE TASK FORCE**

*For consideration by the Committee of the Whole  
of the City of Vaughan  
on November 30, 2021*

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The Transportation and Infrastructure Task Force met at 9:35 a.m., on November 17, 2021.

**Members Present**

**Electronic  
Participation**

Councillor Rosanna DeFrancesca, Chair	X
Alexander Bonadiman	X
Jillian Britto	X
Fabrizio Guzzo, Operations Director, York Region Transit (YRT)	X
Daniel Henrique	X
Margaret Mikolajczak, Senior Project Manager, Ministry of Transportation (MTO)	X
Thanh Nguyen	X
Lucio Polsinelli	X
Maurizio Rogato	X
Lito Romano	X
Guillermo Rybnik	X

**Regrets**

Brian Titherington, Director, Transportation & Infrastructure Planning, York Region

**Staff Present**

Vince Musacchio, Director of Infrastructure Planning & Corporate Asset Management	X
Peter Pilateris, Director, Transportation and Fleet Management Services	X
Selma Hubjer, Transportation Engineering Manager	X
Margie Chung, Manager of Traffic	X
Christopher Tam, Transportation Project Manager/Transportation Engineer	X
Dorothy Kowpak, Project Manager, Active & Sustainable Transportation	X
Jennifer Cappola-Logullo, Manager, Development Engineering (VMC)	X
Musa Deo, VMC Transportation Project Manager	X
Winnie Lai, Transportation Project Manager/Transportation Engineer	X
Catherine Vettese, Communication Advisor Partner, Communication Engagement	X
Adelina Bellisario, Council / Committee Administrator	X

**REPORT NO. 5 OF THE TRANSPORTATION AND INFRASTRUCTURE TASK FORCE  
FOR CONSIDERATION BY COMMITTEE OF THE WHOLE OF THE  
CITY OF VAUGHAN ON NOVEMBER 30, 2021**

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The following items were dealt with:

**1. MICRO-MOBILITY FRAMEWORK UPDATE**

The Transportation and Infrastructure Task Force advises Council:

- 1) That the staff presentation and Communication C1, presentation material, entitled, “Micro-mobility Framework”, was received.

**2. ON DEMAND MICRO-TRANSIT UPDATE**

The Transportation and Infrastructure Task Force advises Council:

- 1) That the staff presentation and Communication C2, presentation material, entitled, “Vaughan On-Demand Micro-Transit Pilot”, was received.

**3. 2022 SCHEDULE OF MEETINGS**

The Transportation and Infrastructure Task Force advises Council:

- 1) That the following 2022 Schedule of Meetings for the Transportation and Infrastructure Task Force were approved:

January 26  
March 23  
April 20

**4. GTA WEST PROJECT TEAM**

The Transportation and Infrastructure Task Force advises Council:

- 1) That Recommendation 1) on Item No. 1, Report No. 4 of the Transportation and Infrastructure Task Force meeting, dated October 7, 2021, be retracted pending further discussion with the Improving System Sustainability Sub-Committee and pending the final findings report of the Transportation and Infrastructure Task Force to Council.

**5. NEW BUSINESS – SUB-COMMITTEE TIMES**

The Transportation and Infrastructure Task Force advises Council:

The Task Force was provided with the following information:

**REPORT NO. 5 OF THE TRANSPORTATION AND INFRASTRUCTURE TASK FORCE  
FOR CONSIDERATION BY COMMITTEE OF THE WHOLE OF THE  
CITY OF VAUGHAN ON NOVEMBER 30, 2021**

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- Vaughan Transportation Plan  
A Virtual Public Open House is being held to gather the community's feedback. There are two ways to participate:
  - Review the material online and provide input. From Thursday, November 18 until Thursday, December 9, 2021. Link to the materials: [Vaughan.ca/TransportationPlan](https://vaughan.ca/TransportationPlan)
  - Attend a live virtual presentation and discussion. On Tuesday, November 23 beginning at 7:00 p.m.
- Promenade Centre Secondary Plan  
Attend the virtual Committee of the Whole (Public Meeting) on Tuesday, Nov. 30 at 7 p.m. to learn about the proposed plan and provide feedback. [Register](#) to speak at the Nov. 30 virtual public meeting. Comments can also be emailed to Vaughan staff at [Promenadecentre@vaughan.ca](mailto:Promenadecentre@vaughan.ca) prior to the meeting.
- VMC Transportation Master Plan  
Update to be presented to the Task Force at a future meeting.

*The foregoing matter was brought to the attention of the Committee by Selma Hubjer and Jennifer Cappola-Logullo.*

**6. OTHER MATTERS CONSIDERED BY THE COMMITTEE**

**6.1 RECONSIDERATION**

**The Transportation and Infrastructure Task Force advises Council:**

**That the Transportation and Infrastructure Task Force recommends that the following matter be reconsidered:**

**GTA WEST PROJECT TEAM**

(Transportation and Infrastructure Task Force meeting of October 7, 2021 (Item 1, Report No. 4))

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The meeting adjourned at 11:22 a.m.

Respectfully submitted,

Councillor Rosanna DeFrancesca, Chair