

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 28, 2022

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1. **CHABAD LUBAVITCH OF SOUTHERN ONTARIO OFFICIAL PLAN
AMENDMENT FILE OP.19.016 ZONING BY-LAW AMENDMENT FILE
Z.19.040 8001 BATHURST STREET SOUTH EAST CORNER OF
BATHURST STREET AND FLAMINGO ROAD**

The Committee of the Whole recommendation was dealt with and adopted without amendment at the Special Council Meeting of September 13, 2022, under Minute No. 92.

Committee of the Whole (1) Report

DATE: Tuesday, September 13, 2022 **WARD:** 5

TITLE: CHABAD LUBAVITCH OF SOUTHERN ONTARIO
OFFICIAL PLAN AMENDMENT FILE OP.19.016
ZONING BY-LAW AMENDMENT FILE Z.19.040
8001 BATHURST STREET
SOUTHEAST CORNER OF BATHURST STREET AND
FLAMINGO ROAD

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for applications to redesignate and rezone the Subject Lands shown on Attachment 1, to permit the development of a 5-storey residential building containing 30 dwelling units, with a Floor Space Index ('FSI') of 1.0 times the area of the lot, 1,222 m² of additional space within the residential building devoted to a Place-of-Worship (the social hall), 495 m² of amenity space and 156 parking spaces located at grade and within 1 level of underground parking, as shown on Attachments 2 to 6.

Report Highlights

- The Owner proposes to redesignate and rezone the subject lands to permit a 5-storey residential building with 30 dwelling units, 1,222 m² of additional space devoted to a Place of Worship (the social hall) and 495 m² of amenity space.
- Official Plan and Zoning By-law Amendments are required to permit the development.
- The Development Planning Department supports the approval of the applications as they are consistent with the Provincial Policy Statement 2020, conforms to the Growth Plan for the Greater Golden Horseshoe 2019, as amended, the York Region Official Plan 2010, and is compatible with the existing and planned land uses in the surrounding area.

Recommendations

1. THAT Official Plan Amendment File OP.19.016 (Chabad Lubavitch of Southern Ontario) BE APPROVED, to amend the City of Vaughan Official Plan 2010, Volume 1, to redesignate the Subject Lands from “Low-Rise Residential” to “Mid-Rise Residential” with a maximum permitted FSI of 1.0 times the area of the lot and a maximum building height of 5-storey, together with site-specific amendments;
2. THAT Zoning By-law Amendment File Z.19.040 (Chabad Lubavitch of Southern Ontario.) BE APPROVED, to amend Zoning By-law 1-88 to rezone the Subject Lands from “R2 Residential Zone” to “RA3 Apartment Residential Zone” in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report;
3. THAT the Holding Symbol “(H)” be placed on the Subject Lands and that the Subject Lands zoned with the Holding Symbol “(H)” shall be used only for:
 - a) The institutional use legally existing as of the date of the enactment of this By-law; and/or
 - b) Site grading, site servicing, shoring and excavation and foundations works.
4. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands or any portion thereof, until the following conditions are addressed to the satisfaction of the City:
 - a) A Site Plan is approved to the satisfaction of the City, addressing comments from internal City Departments and external agencies;

- b) Through provisions under section 37 of the *Planning Act*. The Owner is to enter into an affordable housing agreement with the city that is registered on land title securing the 30 dwelling units as affordable as defined by York Region Affordable Housing Measuring and Monitoring Guidelines update, CHMC and to the City's satisfaction; and,
 - c) Until the future site plan application associated with files OP.19.016 and Z.19.040 are allocated servicing capacity from the York Sewage Servicing/ Water Supply System for a total of 30 residential apartments units (66 people).
5. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the City of 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.

Background

The subject lands (the 'Subject Lands') are municipally known as 8001 Bathurst Street and are located on the southeast corner of Bathurst Street and Flamingo Road. The Subject Lands are 2.2 acres (0.89 ha) in area and are currently developed with a Place-of-Worship (4,151.4 m²), known as the Chabad Flamingo Synagogue. The proposed 5-storey residential building will be attached to the south side of the existing Place-of-Worship building, replacing the majority of the existing surface parking area. The Place-of-Worship will remain within the existing building with a 1,222 m² expansion of its social hall into the 2nd floor of the proposed residential building.

Official Plan and Zoning By-law Applications have been submitted to permit the proposed development

Chabad Lubavitch of Southern Ontario (the 'Owner') has submitted the following applications (the 'Applications') to permit a 5-storey residential apartment building consisting of 30 dwelling units, with a Floor Space Index (FSI) of 1.0 times the area of the lot, 1,222 m² of additional space within the proposed residential building devoted to a Place-of-Worship (the social hall), 495 m² of amenity space and 156 parking spaces located at grade and within 1 level of underground parking as shown on Attachments 2 to 6:

1. Official Plan Amendment File OP.19.016 to amend the policies of VOP 2010, Volume 1, to redesignate the Subject Lands from "Low Rise Residential" to "Mid-Rise Residential" to permit a 5-storey residential building with an FSI of 1.0 times the area of the lot and restrict the use of small-scale- convenience retail in the manner shown in Attachment 2.
2. Zoning By-law Amendment File Z.19.040 to amend Zoning By-law 1-88 to rezone the Subject Lands from "R2 Residential Zone" to "RA3 Apartment Residential

Zone” in the manner shown on Attachments 2, together with the site-specific zoning exceptions identified in Table 1 of this Report.

Original Development Proposal

The Owner on December 24, 2019, submitted the original Official Plan and Zoning By-law Amendment applications to permit the development of a tiered 3 to 12-storey residential building containing 125 dwelling units, an FSI of 1.83 times the area of the lot, 1,175 m² of Gross Floor Area within the proposed residential building devoted to the Place-of-Worship (the social hall), 33 surface parking spaces and 204 parking spaces within 2 levels of underground parking (the “Original Development Proposal”), as shown on Attachment 7 - Original Development Proposal (September 22, 2020 Original Public Meeting).

The Committee of the Whole (Public Meeting) on September 22, 2020, considered the Original Development Proposal. At this meeting, the following comments were received from members of the public:

- privacy, shadow and viewing concerns onto adjacent properties
- access issues, increase in traffic, parking capacity limitations
- density, built form compatibility, building design and height concerns
- construction impacts onto the existing homes

Revised Development Proposal

The Owner on December 20, 2021, revised the Applications as a response to the comments received from City Departments, external commenting agencies and the Public regarding the original development proposal at the first statutory Public Meeting held on September 22, 2022. The revised proposal included the following revisions:

- reduction in building height from 12 to 5-storeys
- reduction in residential dwelling units from 125 to 30 units
- minor increase in social hall expansion (addition) from 1,175 m² to 1,222 m²
- reduced FSI from 1.83 to 1.0 times the area of the lot
- reduced parking spaces from 237 to 154 spaces
- reduced amenity space from 797 m² to 495 m²

Second Public Meeting and Public Notices was provided in accordance with the Planning Act and Council’s Notification Protocol

It was determined that a second Public Meeting would be required due to the number of changes contemplated in the Revised Development Proposal. On March 11, 2022, the City circulated a Notice of Public Meeting (the ‘Notice’) to all property owners within 300 m of the Subject Lands (extended polling area) and to the Flamingo Ratepayer’s. A copy of the Notice was also posted on the City’s website at www.vaughan.ca and revised notice signs were installed on the Subject Lands in accordance with the City’s Notice Signs Procedures and Protocols.

The second Public Meeting for the Revised Development Proposal was considered by the Committee of the Whole on April 5, 2022. Vaughan Council on April 26th ratified the recommendation of the Committee of the Whole to receive the Public Meeting report of April 5, 2022, and to forward a comprehensive technical report to a future Committee of the Whole meeting. The following deputations and written submissions were received at the second Public Meeting:

Deputations:

- Kevin Bechard, Weston Consulting, Millway Avenue, representing the Owner
- Edgardo Szulstein, Trafalgar Square
- Naomi Shacter, Highcliffe Drive
- Jeff Springer, Highcliffe Drive
- Tatiana Bramnik, Highcliffe Drive

Written Submissions:

- Helen, Worth Boulevard, dated March 18, 2022
- J. Vasilou and Family, Trafalgar Square, dated March 23, 2022
- Iris Glesinger, dated March 31, 2022
- Ade Taetlbum, dated March 31, 2022
- William Vasiliou, dated April 1, 2022
- Luigi Ognibene, Jan-Sil Developments, Keele Street, dated April 4, 2022
- Dana Nahum, dated April 4th, 2022
- Anet Mor, dated April 4, 2022
- Jeff Springer, dated April 5th
- Edgardo Szulstein, Trafalgar Square, dated April 5, 2022
- Anet Mor, *Flaminog Ratepayer's Association*, date April 25, 2022

The following is a summary of, and response to, the comments provided in the deputations and written submissions of the second Public Meeting of April 5, 2022, and written submissions received by the Development Planning Department:

a) Built Form and Building Design

- the children's playground area is too close to Bathurst Street and will create an unsafe environment for the Children
- underground parking ventilation system will release exhaust fumes onto adjacent properties

Response

Staff does not consider the location of the outdoor playground as unsafe. The playground will be located along the west side of the existing building and will be buffered by a 3.6 m landscaping strip including fencing. An additional separation of 11 m will also be provided between the road right-of-way where vehicular traffic is located. Further safety measures may also be explored through the detailed site development stage if approval is granted for the Official Plan and Zoning By-law Amendment.

The ventilation system will be adequately screened with landscaping and will be located 6.5 m from the south property line. Exhaust fumes from the vents will be dispersed in a similar manner to the exhaust generated by the throughway traffic on Bathurst Street.

b) Parking and Traffic

- The proposed onsite parking capacity is insufficient for the proposed Development and uses contemplated will require additional onsite parking.
- Access to parking spaces on the Subject Lands will be restricted on specific religious days and holidays, therefore creating on-street parking concerns on neighbouring local streets
- The Development should have a 2nd access off of Bathurst Street.
- The Development will increase traffic volume on neighbouring local streets.

Response

A Traffic Impact Study and a Parking Study prepared by C. F. Crozier & Associates Inc. dated December 2019 and updated December 2021, have been submitted in support of the Applications to assess traffic impacts to the adjacent road network, and required parking for the proposed Development.

The proposed parking supply of 156 vehicular parking spaces is appropriate. The proposed residential, visitor and the social hall parking fulfill the new Comprehensive Zoning By-law 001-2021 parking requirements. The parking reduction for the Place of Worship use is supported by parking surveys in the Parking Study as submitted with the Applications.

The Parking Study shows that Saturday survey results (peak demand of 17 spaces) are similar to the Wednesday survey results (peak demand of 18 spaces). In addition, Saturday is also a peak for residential visitors.

Staff agrees that parking should be provided on-site at all times and does not support parking restrictions on specific religious holidays. However, access to on-site private parking is a matter that goes beyond the City's jurisdiction. Restricting public street parking on local abutting streets would limit parking capacity in the immediate area. The proposed Development is adjacent to a Bus Rapid Transit (BRT) line. Use of alternative modes of transportation including the BRT line is anticipated to grow, therefore reducing automobile dependency and creating a less car dependent community.

Based on Development Transportation Engineering's review of the Applications, the proposed Development overall is anticipated to have minimal impact to the road network. However, the Traffic Impact Study as prepared and submitted by the Applicant requires approval by the Region of York.

c) Municipal Servicing Improvement

- Jan-Sil Properties Ltd. believes the Development will benefit from servicing improvements Jan-Sil Properties Ltd. paid for. Front-end servicing improvements

and upgrades should therefore be paid proportionately to Jan-Sil Properties Ltd. Payment should occur either in advance of Applications proceeding or as a condition of approval.

Response

Development Engineering has reviewed a request from Jan-Sil Properties Ltd. seeking the recovery of upfront costs as it relates to the Subdivision Agreement for Jan-Sil Properties Limited and Golfwood Properties Limited Bathurst Street/Flamingo Road Cost Sharing (City File 19T-88055).

Based on the review of the conditions in the registered agreement and internal discussion with Staff, Development Engineering has concluded that under the existing Subdivision Agreement for the Jan-Sil Properties development file 19T-88055, there is no mechanism (i.e., best-efforts clause or otherwise) for the City to impose conditions of approval on the above noted development Applications. Accordingly, Development Engineering does not support the request.

The Development Planning Department on September 2nd, 2022 emailed a non-statutory courtesy notice of this Committee of the Whole meeting to those individuals requesting notice of further consideration of the application.

Previous Reports/Authority

1st Public Meeting September 22, 2020

[September 22, 2020, Committee of the Whole \(Public Meeting\) Report, Item 4 Report No. 42 ratified by Council on September 29, 2020](#)

2nd Public Meeting April 5, 2022

[April 5, 2022, Committee of the Whole \(Public Meeting\) Report, Item 4, Report No. 17, ratified by Council on April 26, 2022](#)

Analysis and Options

The Applications are consistent with the Provincial Policy Statement, 2020

In accordance with Section 3 of the Planning Act, all land use decisions in Ontario “shall be consistent” with the Provincial Policy Statement, 2020 (‘PPS’). The PPS provides policy direction on matters of provincial interest related to land use planning and development. The PPS is applied Province-wide and provides for appropriate development while ensuring public health and safety, and the quality of the natural and built environment are protected. The PPS also recognizes that local context and character is important.

The Development is consistent with the policies of the PPS, specifically the following:

- 1.1.3.2 - Land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land resources

- 1.1.3.3 - Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification
- 1.1.3.4 - appropriate development standards should be promoted which facilitate intensification, redevelopment, and compact form, while avoiding or mitigating risks to public health and safety
- 1.4.3 - planning authorities shall provide for an appropriate range and mix of housing types, directed to appropriate levels of infrastructure and public service facilities
- 1.6.6 - promoting intensification and redevelopment within settlement areas to optimize the use of land where existing municipal sewage services and municipal water services are available and feasible for accommodating growth

The Development is within proximity to two bus routes. York Region Transit ('YRT') (Route 88) is a local bus service that provides connections to Finch Subway Station in the City of Toronto. A bus stop for the route is located on Bathurst Street immediately adjacent to the Subject Lands. Viva Orange is a bus rapid transit ('BRT') line that provides connections to the Promenade Mall and the Vaughan Metropolitan Centre ('VMC') in Vaughan. A bus stop for this line is located south of the Subject Lands at Atkinson Avenue. The Development is transit supportive as required by the PPS.

The Development will add to the range and mix of housing types in the community and will efficiently utilize the Subject Lands along a corridor where transit is well established, and intensification is encouraged by the York Region Official Plan 2010 ('YROP') as discussed below.

The Development optimizes the use of land by providing a mix of housing within an established urban environment that will utilize existing municipal water and sanitary servicing connections located on Worth Boulevard.

In consideration of the above, the Development is consistent with the PPS.

The Applications conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, as amended

The Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 ('Growth Plan') as amended 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. The Planning Act requires that Council's decisions conform to, or do not conflict with, the Growth Plan.

The built form would utilize the Subject Lands more efficiently, make use of existing infrastructure and provide housing supportive of the Growth Plan objectives. Section 2.2.1 directs growth to settlement areas and locations with existing or planned transit to

achieve complete communities, to provide a range of housing options with connections to existing or planned municipal water and wastewater systems.

The Development fronts onto Bathurst Street, where YRT bus Route 88 and BRT line Viva Orange exists. A bus stop for Route 88 is located directly along Bathurst Street. A bus stop for Viva Orange is located roughly 575 m south, at Atkinson Avenue. Route 88 provides local service along Bathurst Street and Steeles Avenue to Finch Subway Station. The Viva Orange line provides rapid bus service across Vaughan to Promenade Mall, VMC and the Highway 7 corridor. The Development's proximity to transit will contribute to creating a complete transit-oriented development where pedestrian connectivity is a priority.

In consideration of the above, the Development conforms to the Growth Plan.

The Applications conform 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" and are located on a "Regional Corridor" on Map 1 - Regional Structure of the YROP. Section 5.0 of the YROP states that "intensification within the Urban Area will accommodate a significant portion of the planned growth in the Region." Section 5.3.3 of the YROP identifies "local infill" as a municipal intensification strategy to meet York Regional intensification targets to 2031.

Bathurst Street is identified as a "Regional Rapid Transit Corridor" on Map 11 - Transit Network and "Cycling Facilities on Regional Roads and Right-of-Ways" on Map 10 - Regional Cycling Network of YROP. The Development will be oriented towards Bathurst Street where YRT bus Route 88 and BRT line currently serve the corridor.

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 Development will diversify the range of housing types found in the community, while utilizing a density and compact urban form that is transit supportive. Dwelling units will also be affordable and contribute to creating inclusive community.

Sections 5.4.1, 5.4.3, 5.4.5, and 5.4.28 of the YROP guides that development along "Regional Corridors" consist of compact built-form that is both transit-oriented and pedestrian friendly. The Development represents a compact built form that will add to the diverse building stock in the community. "Regional Corridors" are encouraged to have a greater intensity of development. The Development represents a level of residential intensification that complements the surrounding low-rise residential development. The 5-storey residential building addition to the existing Place of Worship (Synagogue) will front onto Bathurst Street and contribute to the urbanization of the corridor as stipulated in the YROP policies.

On this basis, the Development conforms to the YROP.

An amendment is required to VOP 2010 to permit the Development. The Development Planning Department supports the proposed amendment

The Subject Lands are located on a “Regional Intensification Corridors” on Schedule 1 – Urban Structure of VOP 2010. The Subject Lands are designated “Low-Rise Residential” by VOP 2010. The “Low-Rise Residential” designation permits residential uses and the following building types: detached houses, semi-detached houses, townhouses, and public and private institutional buildings.

An amendment to VOP 2010 is required through a land use redesignation. The land use redesignation will increase the FSI to 1.0 times the area of the lot and allow for mid-rise buildings. The Development Planning Department can support the proposed amendment for the following reasons:

- The massing and built form of the Development has been reduce in scale to conform with the surrounding urban environment.
- The Development will be oriented towards Bathurst Street therefore contributing to the urbanization of the “Regional Intensification Corridors” as identified in Schedule 1 of VOP 2010.
- It is located along a Regional Intensification Corridor
- The Development will facilitate an appropriate setback based on the proposed built-form. Pursuant to Section 9.2.3.5 c) of VOP 2010 the Development satisfies the minimum separation of 7.5 m from low-rise residential uses and is well within the 45-degree angular plane measure from the abutting property line.
- The Development would provide appropriate, transit-supportive intensification along a Regional Rapid Transit Corridor as define in Schedule 10 of VOP 2010.

The Owner is required to enter into Agreement ensuring the 30 dwelling units remain affordable

The Development is subject to policy 10.1.2.11 of VOP2010 where “Council reserves the right to select community benefits based on local community needs, the nature of the development application, any Implementation Guidelines or Plans adopted by Council and the policies of this Plan”.

Guidelines for the Implementation of Section 37 of the Planning Act

Under the ‘Application Process’ Council may exempt certain non-profit or public facilities where such facilities provide a demonstrable public benefit, such as social housing, or affordable rental housing, from contribution of additional community benefits under the Section 37 Policy.

The Development will contain 30 dwelling units that will be held in ownership by the owner (Chabad Lubavitch of Southern Ontario), the same owner of the existing Place of

Worship on the Subject Lands. The residential units will be conjoined with the Place of Worship and will be held as a non-profit entity.

In order to ensure affordability, the Owner will be required to enter into an agreement ensuring the 30 dwelling units remain below the average Canada Mortgage and Housing Corporation (CMHC) rents in the York Region Census Metropolitan Area (CMA) for a minimum of 20 years. The creation of the agreement and its registration on title will be a condition to lifting of the “(H)” on the Subject Lands.

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

The Subject Lands are zoned “R2 Residential Zone” by Zoning By-law 1-88, which does not permit the Development. The Owner is proposing to rezone the Subject Lands to “RA3 Apartment Residential Zone” as shown on Attachment 2, together with the following site-specific zoning exceptions identified in Table 1:

Table 1:

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirement	Proposed Exceptions to the RA3 Apartment Residential Zone Requirement
a.	Maximum Building Height	44 m	18.0 m residential building 5.3 m Mechanical penthouse)
b.	Minimum Front Yard	15 m institutional building	7.4 m (Flamingo Road)
c.	Minimum Exterior Side Yard	7.5 m residential building 15 m institutional building	3.5 m (Bathurst Street)
d.	Minimum Interior Side Yard for Institutional Use	15 m	13.5 m to east property line
e.	Minimum Rear Yard	7.5 m	1.1 m (staircase) to the south property line
f.	Permitted Yard Encroachment and Restrictions	Canopies shall not project more than 0.5 m into a required yard	Canopies may encroach no more than 0.5 m into the proposed 3.5 m exterior side facing Bathurst Street
g.	Setback to a Sight Triangle	7.5 m to the front or exterior yard (Institutional use)	6.2 m
h.	Minimum Landscape Width Abutting a Residential Zone	2.4 m	1.1 m (Along the south property line)

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirement	Proposed Exceptions to the RA3 Apartment Residential Zone Requirement
i.	Minimum Landscape Strip Abutting a Street Line	6 m	3.5 m (Bathurst Street) 2 m (Highcliffe Drive)
j.	Parking and Access Requirements for Multiple Family Dwellings	<p>A strip of land not less than three (3) metres in width around the periphery of an outdoor parking area</p> <hr/> <p>An outdoor parking area shall be screened from the street and shall consist of either a landscape earthen berm, or an evergreen hedgerow, and shall have a minimum height of 1.2 m</p>	<p>A strip of land not less than one (1) metres in width around the periphery of an outdoor parking area and shall be used for no other purpose than landscaping; but not prevent the provision of access driveways across the said strip;</p> <hr/> <p>Wooden fence having a minimum height of 1.6 m shall be permitted as screening along the south property line facing the outdoor parking area</p>
k.	Minimum Parking Requirements	<p><u>Residential</u> 1.5 spaces/unit x 30 units = 45 parking spaces</p> <p><u>Visitor</u> 0.25 spaces/unit x 30 units = 8 parking spaces</p> <p><u>Institutional</u> 5373.4 m² x 11 spaces/100 m² = 591 parking spaces</p> <p>Total Parking Required = 644 parking spaces</p>	<p><u>Residential</u> 0.86 spaces/units x 30 units = 26 parking spaces</p> <p><u>Visitor</u> 0.23 spaces/unit x 30 units = 7 parking spaces</p> <p><u>Institutional</u> 5373.4 m² x 2.28 spaces/ 100 m² = 123 parking spaces</p> <p>Total Parking Provided = 156 parking spaces</p>
l.	Parking Space Requirement	Surface of all loading spaces and related driveways, parking spaces	Outdoor parking areas, aisles and driveways shall be surfaced with hot-mix

	Zoning By-law 1-88 Standard	RA3 Apartment Residential Zone Requirement	Proposed Exceptions to the RA3 Apartment Residential Zone Requirement
		and maneuvering areas shall be paved with hot-mix asphalt or concrete.	asphalt; interlock or concrete and shall be provided with adequate drainage
m.	Minimum Amenity Area	3 Bachelor Units X 15 m ² /unit = 45m ² 24 One Bedroom Unit x 20 m ² /unit = 480 m ² 3 Three Bedroom Unit x 90 m ² /unit = 270 m ² Total required amenity area = 795 m ²	Provided a total amenity area of 495 m ²
n.	Loading Space Requirement	Loading and unloading shall not be permitted between a building and a street	Shall not apply

Minor modifications may be made to the zoning exceptions identified in Table 1 prior to the enactment of an implementing Zoning By-law, as required through the future review of the Site Development Application upon submission.

The Development Planning Department can support the site-specific zoning exceptions in Table 1 to implement the Development as follows:

- The zoning exceptions will facilitate a Development of a mid-rise, built-form that will animate the street and appropriately intensifies the Subject Lands in accordance with the land use and built-form vision and Policies of VOP 2010.
- Exceptions to the setbacks and landscape provisions are required in order to create the urban built form that is contemplated on the Subject Lands.
- The land intensification will be supported by the Bus Rapid Transit (BRT) and York Region transit that has been established on Bathurst Street.
- While not reviewed under By-law 001-2021, the on-site parking supply of 156 spaces complies with By-law 001-2021 and takes into accounts other modes of transportation.

- The zoning exceptions will facilitate a development that will bring affordable and diverse housing options to the community therefore aligning with the VOP 2010 policies and vision.

Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law

On October 20, 2021, Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law. A notice of the passing was circulated on October 25, 2021, in accordance with the *Planning Act*. The last date for filing an appeal to the Ontario Land Tribunal in respect of By-law 001-2021 was November 15, 2021. By-law 001-2021 is currently under appeal and, when in force, will replace Zoning By-law 1-88, as amended. Transition policy 1.6.3.3 of By-law 001-2021 exempts the Owner from demonstrating conformity to By-law 001-2021 as the application for the Development was filed and deemed complete (January 14, 2020) prior to the enactment of By-law 001-2021.

Holding Symbol “(H)” shall be placed on the Subject Lands

The Development Planning Department supports the Development subject to a Holding Symbol “(H)” being placed on the Subject Lands shall be used only for:

1. The institutional use legally existing as of the date of the enactment of this By-law; and/or
2. Site grading, site servicing, shoring and excavation and foundations work.

The Holding Symbol “(H)” shall not be removed from the Subject Lands or any portion thereof, until the following conditions are addressed to the satisfaction of the City:

1. A site plan is approved to the satisfaction of the City addressing comments from internal city departments and external agencies;
2. Through provisions under section 37 of the *Planning Act* the Owner is to enter into an affordable housing agreement with the city that is registered on land title securing the 30 dwelling units as affordable as defined by York Region Affordable Housing Measuring and Monitoring Guidelines update, CHMC and to the City’s satisfaction; and
3. Until the future site plan application associated with files OP.19.016 and Z.19.040 is allocated servicing capacity from the York Sewage Servicing/ Water Supply System for a total of 30 residential apartments units (66 people)

Conditions to this effect are included in the Recommendations of this report.

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

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

Should Council approve Zoning By-law Amendment File Z.19.040, the Development Planning Department has included a Recommendation to permit the Owner to apply for Minor Variance application(s), if required, in advance of the two-year moratorium in order to address minor zoning deficiencies that may arise through the finalization and construction of the Development.

The Development Planning Department supports the Development
Conceptual Site Plan

The Owner has submitted a conceptual site plan in support of the Applications. The exceptions provided in the contemplated Zoning By-law amendment is based on the conceptualized site plan. The residential building extends along the south face of the existing Place of Worship (institutional building). The 5-storey expansion will have a south facing entrance for residential purposes and a 2nd public entrance along Bathurst Street. The Development will include 3,268 m² of new residential uses and 1,222 m² of additional institutional use on the Subject Lands.

The existing driveway access from Flamingo Road will be retained and used to support vehicular access to the Development. The Subject Lands will be serviced with 74 at grade parking spaces and 82 parking spaces located within a 1 level of underground parking. Six short-term bicycle stalls will be provided at surface level and 24 long-term stalls within the underground parking level. P1 level. Pedestrian connectivity will be provided throughout the site by creating access points to Bathurst Street, Flamingo Road and Highcliffe Drive.

Conceptual Landscape

The Landscape Plan shown on Attachment 3 consists of a variety of trees including deciduous, coniferous, and ornamental. Several existing trees will also be retained through the Development. Planters and shrubs will be incorporated into the landscape plan and will be placed along the periphery of the Subject Lands. A 2 m high decorative metal screening and wooden fencing will be established along the south property line. Landscaping along Bathurst Street will be treated with raised metal planters with flower perennials and terraced concrete retaining wall planters to address the grade difference between the road right-of-way and the Subject Lands.

Development Planning Staff has reviewed the Arborist report prepared by 'The MBTW Group dated January 20, 2019 and revised November 11, 2021. The Owner will be required to enter into a Tree Protection Agreement as per the City of Vaughan Council

enacted By-law 052-2018. Twelve trees are contemplated for removal in order to facilitate the Development. The future Tree Protection Agreement will require a line of credit for the removal of these identified trees. Development Planning Staff has also noted that a minimum of 12 trees will need to be replanted on the Subject Lands or a cash-in-lieu contribution in order to compensate for the impact to the tree canopy. Further requirements will be defined upon review of the final landscape plan if the proposal advances to the Site Development stage which is part of a condition of lifting the “(H)”.

Building Elevations

The 5-storey residential expansion to the existing Place-of-Worship will have a total height of 23.3 m including the mechanical penthouse. As shown in Attachments 4 to 6, the Development will incorporate similar building materials used for the existing Place-of-Worship including brick-finishes to ensure design compatibility. Glass balcony and vision glass will also be incorporated into the exterior façade.

The Development Engineering (‘DE’) Department supports the Development, subject to conditions.

Sewage and Water Allocation

The availability of servicing capacity will be assessed through a future Site Development Application. Sewer and Water Servicing capacity will be allocated by Council resolution through the future Site Development file for the Development of the Subject Lands. Until such time where sewer and water servicing capacity are allocated for the contemplated development a Holding Symbol “(H)” provision will be placed on the Subject Lands.

Sanitary Sewer Network

The existing Place of Worship building is serviced by an internal 150 mm dia. sanitary sewer. This sewer drains east and connects to a 200 mm dia. sanitary sewer located on Highcliffe Drive.

The Development includes the existing Place-of-Worship, which is accounted for as 50 persons per hectare, and apartment units, which account for a population density of 2.5 persons per unit as per the City of Vaughan’s Engineering Design Standards. A unit sewage flow rate of 370 L/person/day was applied to the equivalent population for the existing Place-of-Worship and proposed residential building addition. Infiltration and a peaking factor were applied to the unit sewage flow to obtain the total sanitary design flow for the current and proposed buildings. The results in the Functional Servicing & Stormwater Management Report (FSRSWM Report), dated May 13, 2022 as prepared by C.F. Crozier & Associates Inc. are acceptable.

Storm Sewer Network

The proposed service connections have been sized to accommodate the peak flow rates. The Development proposes controlling the post-development peak flow rates to below pre-development conditions. Additionally, treatment train mechanisms, including an existing grassed swale, roof drains, and proposed Oil and Grit Separators’ (OGS), are proposed for water quality treatment.

Water Supply Network

The existing Place of Worship is serviced by a 200 mm PVC water service which splits into a 100 mm dia. domestic service and a 200 mm dia. fire line. The Development results in a peak hourly flow of 1.24 L/s and an estimated fire demand of 183.3 L/s, which is well below the determined available flow rate of 354.1 L/s. Therefore, the existing servicing connection will be utilized for the proposed building addition, while the internal watermain layout will need to be designed prior to the detailed design (Site Development) stage.

Groundwater Discharging

The Owner will require future approvals and or permits for any temporary and permanent dewatering system that is required for the Development and shall enter into an agreement and/or permit to obtain permission for the discharge of ground water as required by the City. The installation of any proposed services within the City right-of way after acceptance of the Site Servicing Plan and a Development Agreement being entered into with the DE Department may be required and shall be acceptable to the City. Where excavation and shoring is required for the Development, the Owner shall enter into an agreement and/or permit as required by the City or York Region, including an Encroachment Agreement/permit any payment of associated fees. These agreements shall be executed prior the approval of the future Site Development Application.

Environmental Noise Feasibility Study

The City will require an updated Noise Impact Study with site specific warning clauses and the detailed design of any noise attenuation features prior to the issuance of site plan approval. Warning clauses should be registered on title to make future occupants are aware of the potential noise situation. This will be addressed further at the Site Plan Development stage.

The Financial Planning and Development Finance Department has reviewed the Applications and have no objection at this stage.

The Financial Planning and Development Finance Department will provide detailed comments for the proposal if the proposal advances to the Site Plan Development stage.

Fire and Rescue Services has no objection to the Development

Vaughan Fire and Rescue Service has no objection to the Development subject to the Owner satisfying all Building Code requirements and providing a minimum level of fire safety and protection at the building construction stage of development.

The Policy Planning and Environmental Sustainability Department have no objection to the Development

The Policy Planning and Environmental Sustainability Department have no objection to the Development as the Subject Lands are not located in proximity to any natural features and/or hazards. Further comments will be provided if the proposal advances to the Site Development stage.

The Parks Planning Department and Office of Infrastructure Development Real Estate Services have no objection to the Development, subject to cash-in-lieu of parkland being satisfied

The Parks Planning Department and the Office of Infrastructure Development, Real Estate Services have no objection to the Development, providing the Owner pay to Vaughan by way of a certified cheque(s), cash-in-lieu of the dedication of parkland at a rate of 1 ha per 500 units or at a fixed unit rate, prior to the issuance of a building permit, in accordance with the *Planning Act* and the City's Cash-in-lieu of Parkland Policy. A condition to this effect will be included in a future Site Plan Agreement, if the proposal advances to the Site Development stage which is part of a condition of lifting the "(H)".

The School Boards have no objection to the Development

The York Region District School Board and York Region Catholic School Board have no comments or concerns with respect to the Development. No comments were received from the Conseil Scolaire de District Catholique Centre Sud.

Canada Post has no objection to the Development, subject to the Owner providing a centralized mail receiving facility

Canada Post has no objection to the Development, subject to the Owner providing the building with its own centralized mail receiving facility. Conditions capturing Canada Post's requirements will be provided if the application advances to the Site Development stage which is part of a condition of lifting the "(H)".

The utility providers have no objection to the Development

The utility providers including, Enbridge Gas Distribution and Alectra Utilities Corporation have no objection to the Development, subject to the Owner providing any easements for the Development at no cost to the utility provider, if required.

Financial Impact

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

Broader Regional Impacts/Considerations

York Region has reviewed the Development and advises that the Applications are considered a matter of local significance. The Owner submitted a request to York Region for regional exemption of the Official Plan Amendment application from York Region approval in accordance with the YROP 2010 and By-law A-0265-199-017. On February 28, 2020, York Region provided City staff with written notice authorizing the exemption from regional approval of the Official Plan Amendment application. This allows the Official Plan Amendment to come into full effect should Vaughan Council adopt the amendment and the required appeal period expires. York Region has no objection to the approval of the Applications.

York Region requests that servicing capacity be allocated prior to final approval and should be based on existing capacity assignments otherwise additional regional infrastructure based on conditions of future capacity assignments may be required.

The York Region also states that affordable rental housing is a priority. York Region encourages the Owner to pursue affordable rental housing in coordination with the Region and the City of Vaughan. This has since been established as the Owner has committed to ensuring the Development remains affordable. This will be secured through an affordable housing agreement that will be registered on title.

Conclusion

The Development Planning Department is satisfied the Applications are consistent with the PPS, conforms to the Growth Plan and the York Region Official Plan. The proposed amendments to VOP 2010 and Zoning By-law 1-88 are appropriate for the development of the Subject Lands. The Development utilizes an intensified compact built form, is compatible with the surrounding area, adds a diverse range of affordable housing options to the community and is in close proximity to an existing public transit facility.

On this basis, the Development Planning Department can support the approval of the Applications, subject to the Recommendations of this report.

For more information, please contact OluwaKemi (Kemi) Apanisile, Planner, Development Planning Department, ext. 8210

Attachments

1. Context and Location Map
2. Proposed Official Plan Designation, Zoning and Conceptual Site Plan
3. Landscape Plan
4. Building Elevations - West and North
5. Building Elevations - East and South
6. Rendering
7. Original Development Proposal (September 22, 2020 Original Public Meeting)

Prepared by

OluwaKemi (Kemi) Apanisile, Planner, ext. 8210

Christina Ciccone, Senior Planner, ext. 8773

Mary Caputo, Senior Manager of Development Planning, ext. 8635

Nancy Tuckett, Director of Development Planning, ext. 8529

Approved by

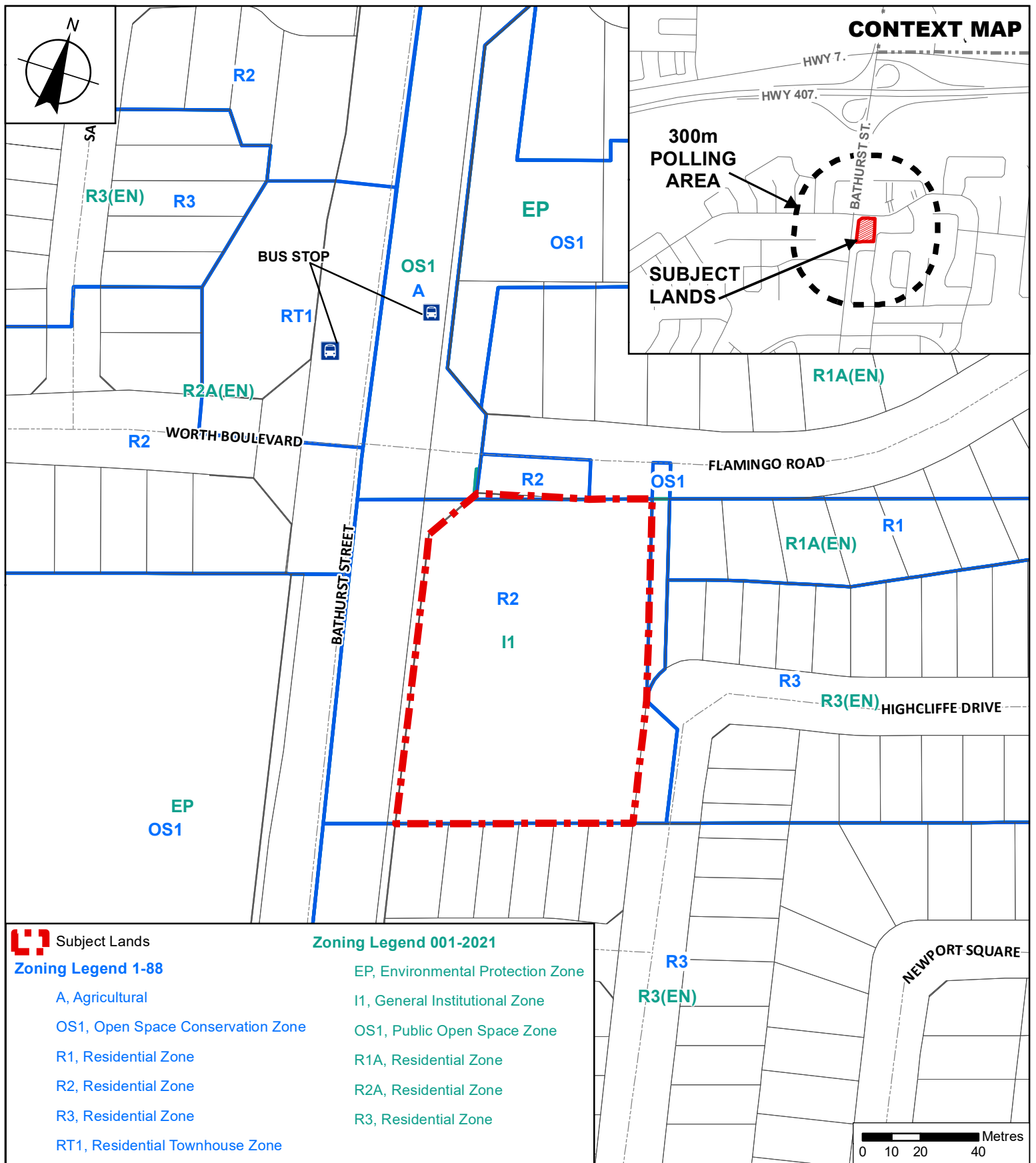
A handwritten signature in black ink, appearing to read 'Haiqing'.

Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by

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

Nick Spensieri, City Manager



Context & Location Map

LOCATION:
8001 Bathurst Street
Part of Lot 33 and 34, Concession 1

APPLICANT:
Chabad Lubavitch of Southern Ontario

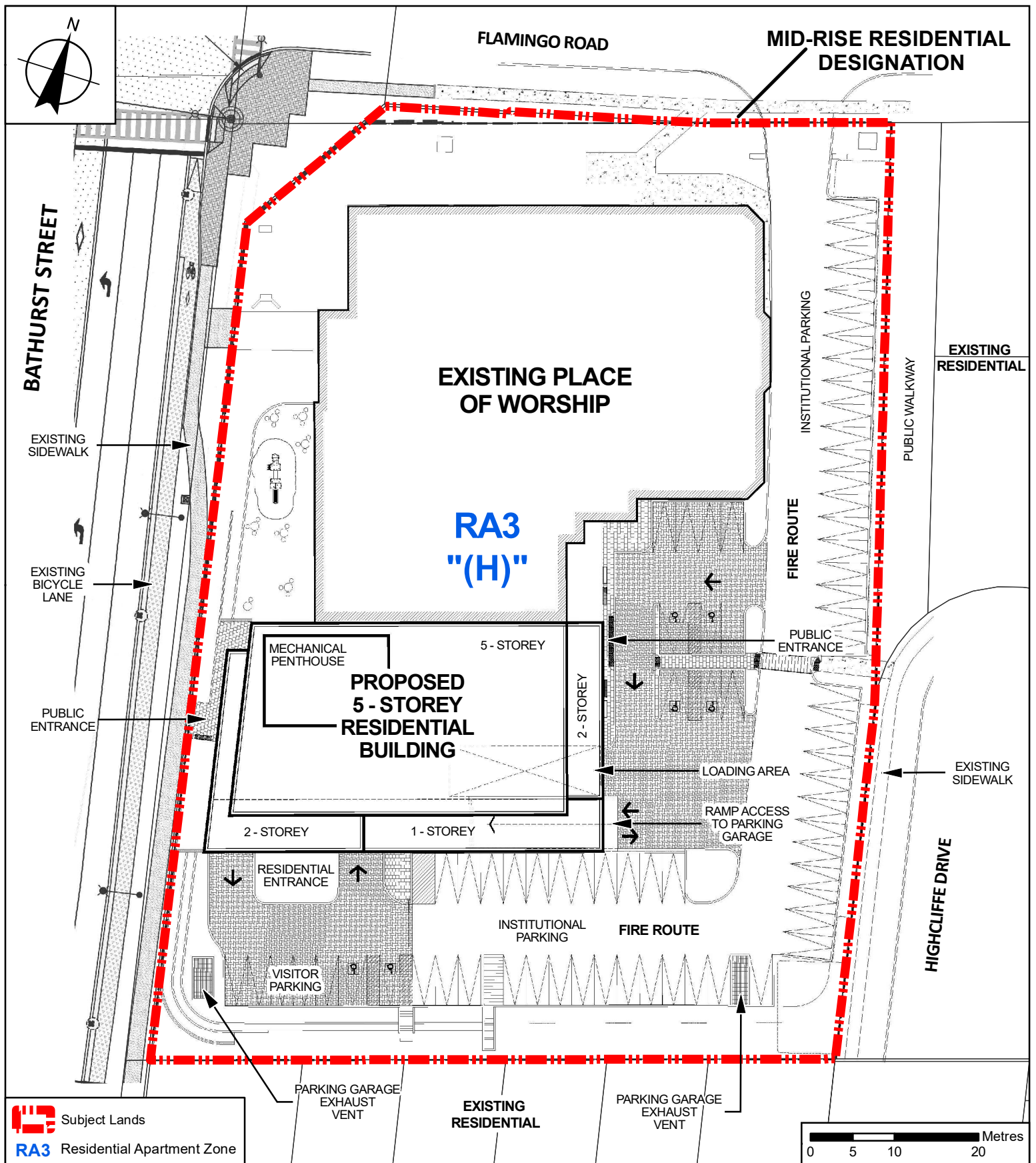


Attachment

FILE:
OP.19.016 and Z.19.040

DATE:
September 13, 2022

1



Proposed Official Plan Designation, Zoning and Conceptual Site Plan

Attachment

LOCATION:
8001 Bathurst Street
Part of Lot 33 and 34, Concession 1

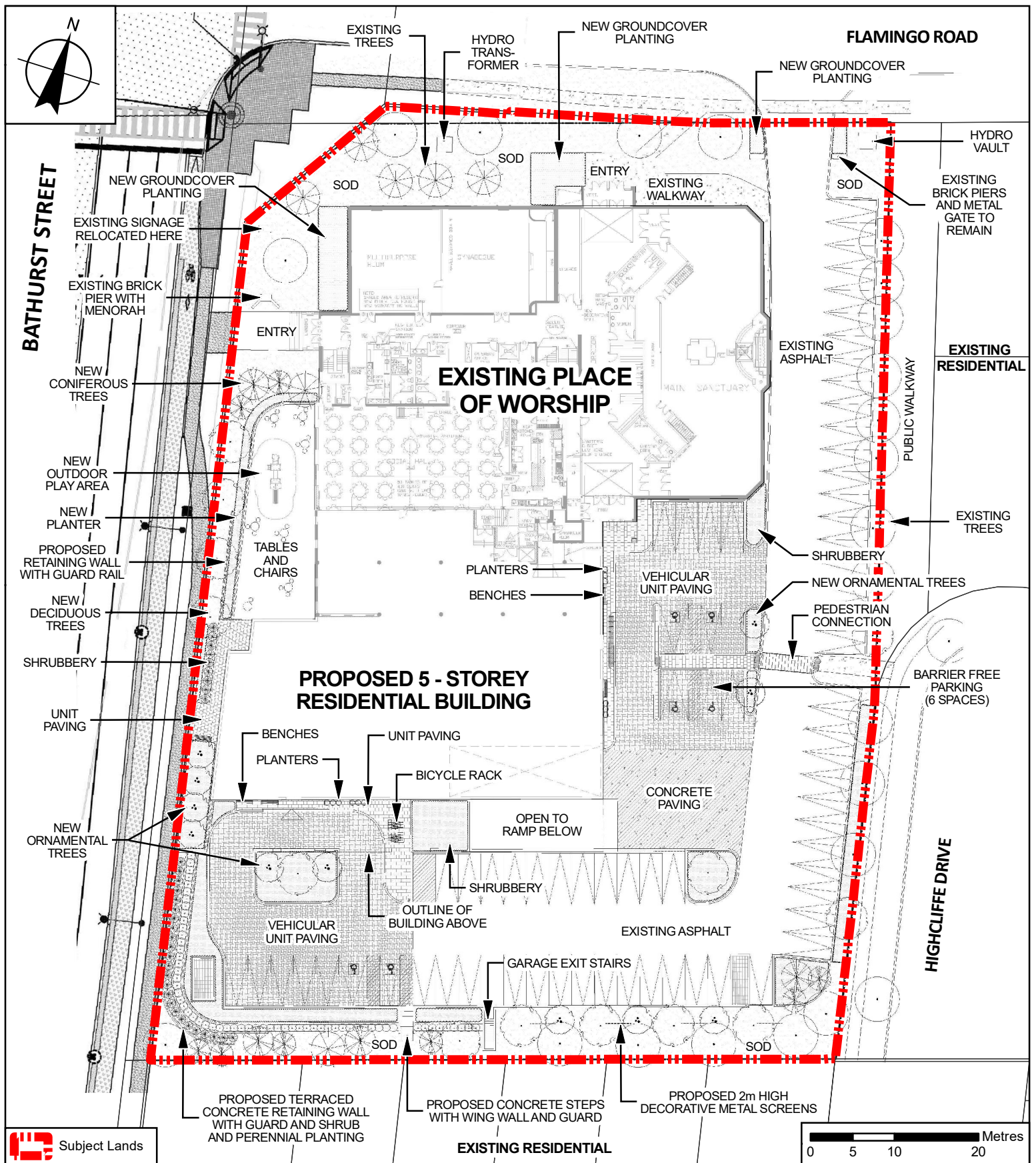
APPLICANT:
Chabad Lubavitch of Southern Ontario



FILE:
OP.19.016 and Z.19.040

DATE:
September 13, 2022

2



Landscape Plan

LOCATION:
8001 Bathurst Street
Part of Lot 33 and 34, Concession 1

APPLICANT:
Chabad Lubavitch of Southern Ontario

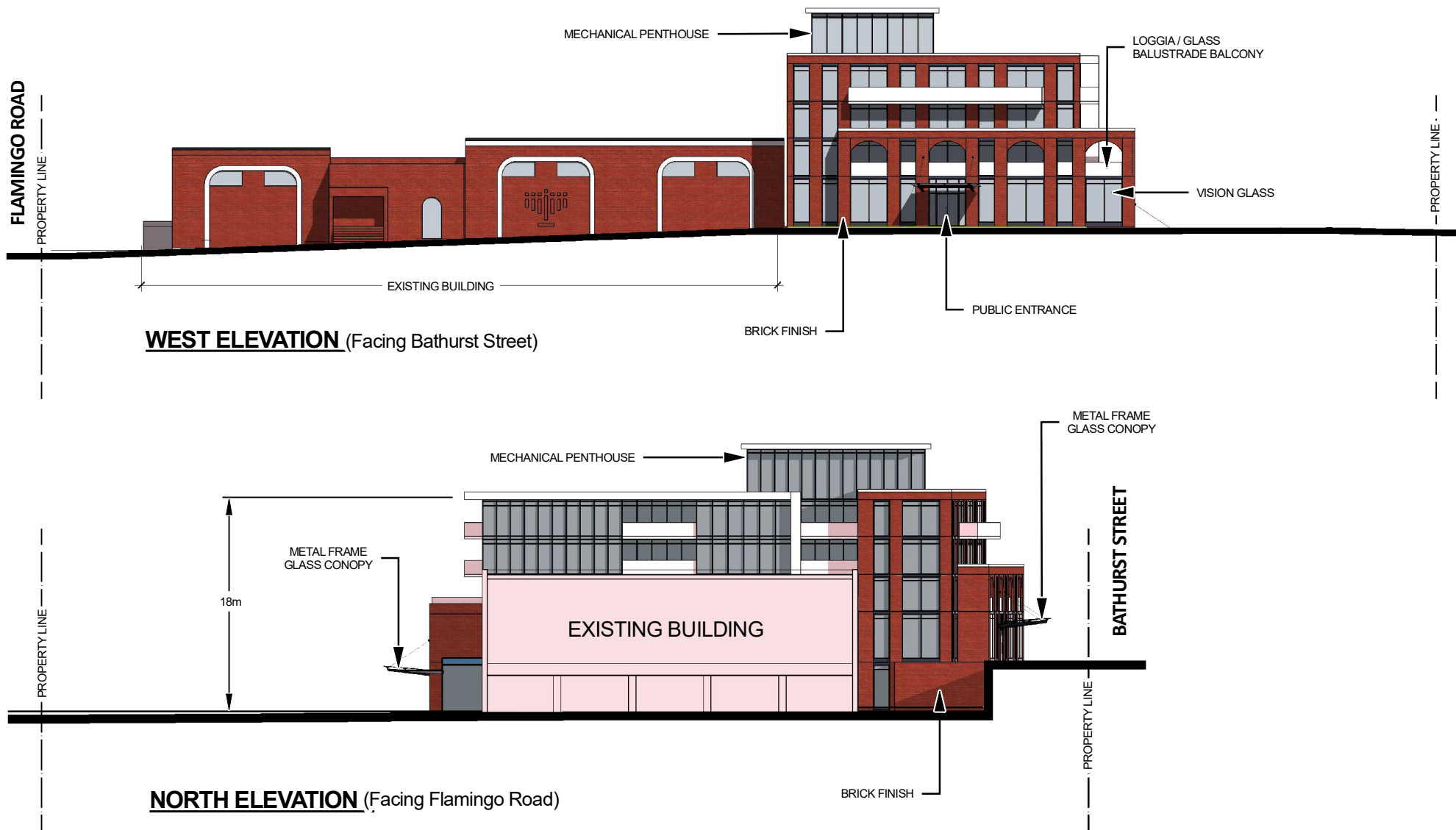


Attachment

FILE:
OP.19.016 and Z.19.040

DATE:
September 13, 2022

3



Not to Scale

Building Elevations - West and North

LOCATION:

8001 Bathurst Street
Part of Lot 33 and 34, Concession 1

APPLICANT:

Chabad Lubavitch of Southern Ontario



Attachment

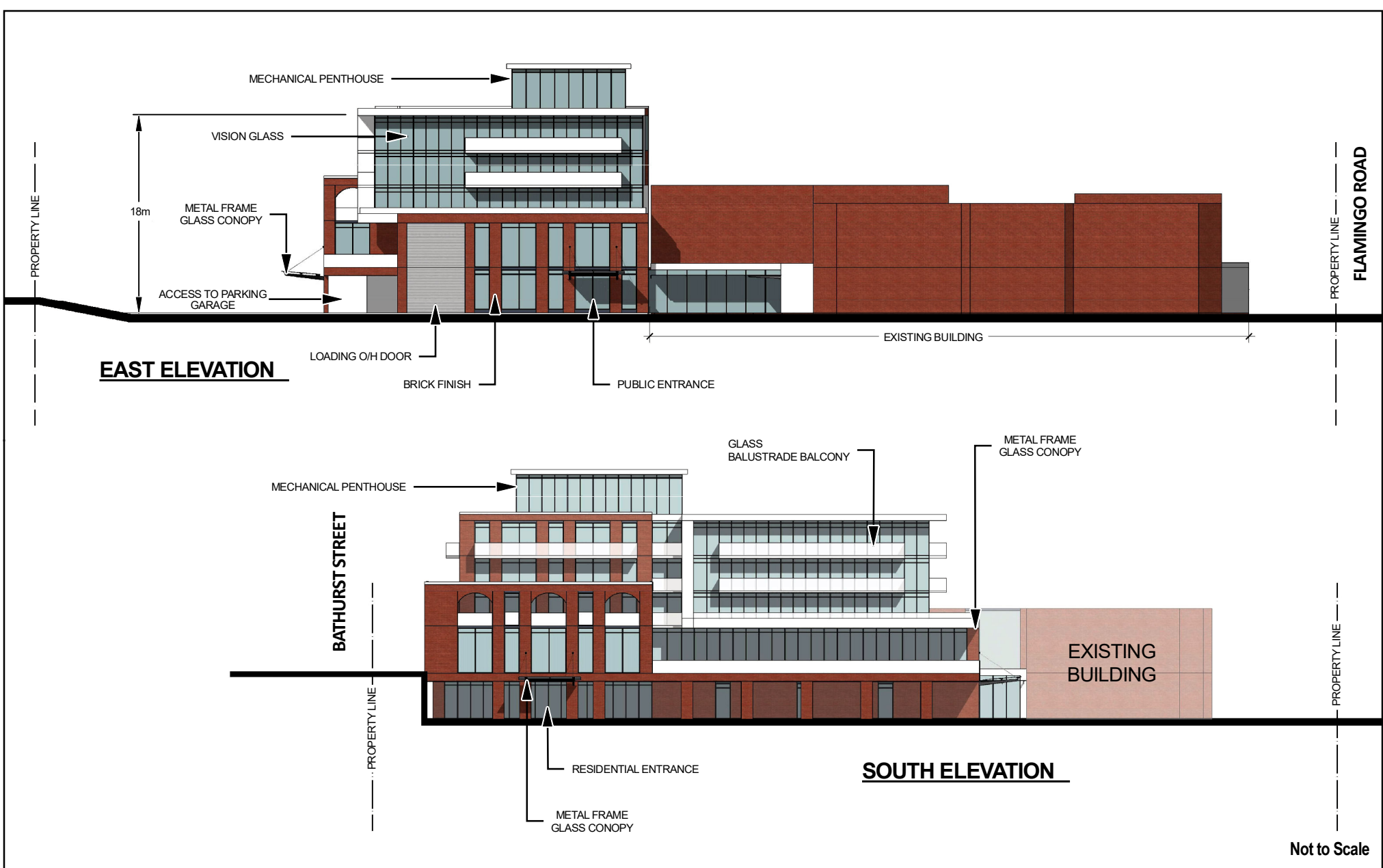
FILE:

OP.19.016 and Z.19.040

DATE:

September 13, 2022

4



Building Elevations - East and South

LOCATION:

8001 Bathurst Street
Part of Lot 33 and 34, Concession 1

APPLICANT:

Chabad Lubavitch of Southern Ontario



Attachment

FILE:

OP.19.016 and Z.19.040

DATE:

September 13, 2022

5



NORTH EAST VIEW

Rendering

LOCATION:
8001 Bathurst Street
Part of Lot 33 and 34, Concession 1

APPLICANT:
Chabad Lubavitch of Southern Ontario



Attachment

FILE:
OP.19.016 and Z.19.040

DATE:
September 13, 2022

6



Bathurst Street

NORTH EAST VIEW

Original Development Proposal

LOCATION:

8001 Bathurst Street
Part of Lot 33 and 34, Concession 1

APPLICANT:

Chabad Lubavitch of Southern Ontario



Attachment

FILE:

OP.19.016 and Z.19.040

DATE:

September 13, 2022

7

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 28, 2022

Item 2, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 28, 2022.

2. CELVIN ESTATES INC. ZONING BY-LAW AMENDMENT FILE Z.16.018 DRAFT PLAN OF SUBDIVISION FILE 19T-16V003 VICINITY OF WESTON ROAD AND MAJOR MACKENZIE DRIVE

The Committee of the Whole recommends:

- 1. That the recommendations contained in the following report of the Deputy City Manager, Planning & Growth Management, be approved; and**
- 2. That the following Communications be received:**
 - C4. Ryan Virtanen, KLM Planning Services Inc., Coldspring Road, Vaughan, dated September 8, 2022; and**
 - C5. Joseph P. Plutino, Mainline Planning Services Inc., Kleinburg, dated September 12, 2022.**

Recommendations

- 1. THAT Zoning By-law Amendment File Z.16.018 (Celvin Estates Inc.) BE APPROVED, to amend Zoning By-law 1-88:**

From “A Agricultural Zone” subject to site-specific Exceptions 9(680) and 9(1060), and RT1(H) Residential Townhouse Zone” subject to site-specific zoning Exception 9(1399) by Zoning By-law 1-88 to “RT1(H) Residential Townhouse Zone” with the addition of the Holding Symbol “(H)” by Zoning By-law 1-88 together with the site-specific zoning exceptions identified in Table 1 of this report.
- 2. THAT the Holding Symbol “(H)” shall not be removed from the subject lands or any portion thereof, until the Owner submits a copy of the acknowledged Ministry of the Environment, Conservation and Parks (‘MECP’) Record of Site Condition (‘RSC’) filed on the Environmental Site Registry including all referenced environmental site assessment reports with reliance from the environmental consultant to the satisfaction of the Development Engineering Department.**
- 3. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the City and/or the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the subject lands came into effect, to permit minor adjustments to the implementing Zoning By-law.**

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 28, 2022

Item 2, CW Report 32 – Page 2

4. THAT Draft Plan of Subdivision File 19T-16V003 (Celvin Estates Inc.) BE APPROVED, to facilitate a residential plan of subdivision consisting of six (6) blocks for 33 street townhouse dwelling units and a public road for Phase 1, as shown on Attachment 3, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 1.

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

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-16V003 (Phase 1) (Celvin Estates Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 33 residential townhouse units (101 persons equivalent). 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.”

Committee of the Whole (1) Report

DATE: Tuesday, September 13, 2022 **WARD(S):** 3

TITLE: CELVIN ESTATES INC.
ZONING BY-LAW AMENDMENT FILE Z.16.018
DRAFT PLAN OF SUBDIVISION FILE 19T-16V003
VICINITY OF WESTON ROAD AND MAJOR MACKENZIE DRIVE

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.16.018 and 19T-16V003 (Celvin Estates Inc.). The Owner proposes to rezone the subject lands:

- From “A Agricultural Zone” subject to site-specific Exceptions 9(680) and 9(1060), and RT1(H) Residential Townhouse Zone” with the Holding Symbol “(H)” subject to site-specific zoning Exception 9(1399) by Zoning By-law 1-88 to “RT1(H) Residential Townhouse Zone” with the addition of the Holding Symbol “(H)” by Zoning By-law 1-88 together with the site-specific zoning exceptions identified in Table 1 of this report.

The rezoning is to permit a residential plan of subdivision consisting of six (6) blocks for 33 street townhouse dwelling units and a public road for Phase 1 (the ‘Development’), as shown on Attachment 3 on a total site area of 0.78 ha.

Report Highlights

- The Owner proposes a plan of subdivision consisting of six (6) blocks for 33 street townhouse dwelling units and a public road for Phase 1
- Zoning By-law Amendment and Draft Plan of Subdivision applications are required to permit the Development
- The Development Planning Department supports the approval of the Zoning By-law Amendment and Draft Plan of Subdivision Applications as the development is consistent with the Provincial Policy Statement 2020, conforms to the Growth Plan 2019, the York Region Official Plan 2010 and Vaughan Official Plan 2010 and is compatible with the existing and planned land uses in the surrounding area

Recommendations

1. THAT Zoning By-law Amendment File Z.16.018 (Calvin Estates Inc.) BE APPROVED, to amend Zoning By-law 1-88:
 - From “A Agricultural Zone” subject to site-specific Exceptions 9(680) and 9(1060), and RT1(H) Residential Townhouse Zone” subject to site-specific zoning Exception 9(1399) by Zoning By-law 1-88 to “RT1(H) Residential Townhouse Zone” with the addition of the Holding Symbol “(H)” by Zoning By-law 1-88 together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT the Holding Symbol “(H)” shall not be removed from the subject lands or any portion thereof, until the Owner submits a copy of the acknowledged Ministry of the Environment, Conservation and Parks (‘MECP’) Record of Site Condition (‘RSC’) filed on the Environmental Site Registry including all referenced environmental site assessment reports with reliance from the environmental consultant to the satisfaction of the Development Engineering Department.
3. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the City and/or the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the subject lands came into effect, to permit minor adjustments to the implementing Zoning By-law.
4. THAT Draft Plan of Subdivision File 19T-16V003 (Calvin Estates Inc.) BE APPROVED, to facilitate a residential plan of subdivision consisting of six (6) blocks for 33 street townhouse dwelling units and a public road for Phase 1, as shown on Attachment 3, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 1.
5. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-16V003 (Phase 1) (Celvin Estates Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 33 residential townhouse units (101 persons equivalent). 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 are located in the approved Block 40 South Plan

The vacant 0.78 ha subject lands (the ‘Subject Lands’) are located on the west side of Weston Road, north of Major Mackenzie Drive, and are municipally known as 10,130, and 10,144 Weston Road. The surrounding land uses are shown on Attachment 2.

The Subject Lands are located within the Block 40 South Plan approved by Vaughan Council on June 8, 2010 (Attachment 5) with Council approving a further amendment on January 25, 2022 for Zoning By-law Amendment File Z.20.003 and Site Development File DA.20.009 (Belmont Properties (Weston) Inc.) at the northwest intersection of Weston Road and Chatfield Drive for a change from “Local Commercial” to “Low Density Residential” for 30, 3-storey townhouse dwelling units accessed by a private common element road (Attachment 2). The Block 40 South Plan is to be updated as a condition of approval for Zoning By-law Amendment File Z.20.003 and Site Development File DA.20.009. The Subject Lands are shown as “Medium Density Residential”, and the Development conforms to the Block 40 South Plan shown on Attachment 5.

The Applications were revised following the September 7, 2016 Public Hearing

The Owner on April 26, 2016, submitted Zoning By-law Amendment and Draft Plan of Subdivision Files Z.16.018 and 19T-16V003 (Celvin Estates Inc.) for lands consisting of all of 10,130 and 10,144 Weston Road to permit 121 dwelling units comprised of 17 street townhouse dwellings (freehold on a public road), 24 townhouse dwellings and 80 back-to-back townhouse dwellings (freehold on a future private common element condominium road), as shown on Attachment 7. The proposal was considered by the Committee of the Whole at the September 7, 2016, Public Meeting. The proposal did not conform to the approved Block 40 South Plan and did not align with the approved lotting and street pattern of the adjacent Belmont Properties (Weston) Inc. Draft Approved Plan of Subdivision File 19T-06V07 and Maplequest (Vaughan) Developments Inc. Plan of Subdivision File 19T-12V002.

The Owner subsequently acquired the abutting lands to the north (10,160 Weston Road) as shown on Attachment 2, and revised the development proposal as shown on Attachment 6, and was considered at the September 18, 2018 Public Meeting. Subsequent to this meeting, the Owner acquired the abutting Blocks 45, 46 and 47 on Registered Plan 65M-4550 / Plan of Subdivision File 19T-12V002 (Maplequest (Vaughan) Developments Inc.) to the west and south and joined the blocks to the Subject Lands. The Owner submitted a revised proposal in August 2021 consisting of

six (6) blocks for 33 street townhouse dwelling units and a public road, Street “A” as Phase 1 to complete the Dundonnell Place connection between Chatfield Drive to the north and Farooq Boulevard to the south shown on Attachment 3.

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

The City on August 10, 2018, circulated a Notice of Public Hearing (the ‘Notice’) to all property owners within 150 m of the Subject Lands and to the Millwood Woodend Ratepayers Association and the Vellore Woods Ratepayers Association. A copy of the Notice was also posted on the City’s website at www.vaughan.ca and a notice sign was installed on the Subject Lands along Weston Road in accordance with the City’s Notice Signs Procedures and Protocols.

Vaughan Council, on September 27, 2018, ratified the recommendation of the Committee of the Whole to receive the Public Hearing report of September 17, 2018. The following written submission was received by the Development Planning Department for the Public Meeting:

Written Submission

- Ryan Virtanen, KLM Planning Partners Inc., Jardin Drive, Concord, dated September 17, 2018

The following is a summary of, and response to, the comments provided in the written submission submitted at the Public Hearing of September 17, 2018, and to the Development Planning Department on September 17, 2018:

- a) Lotting Incompatible with Abutting Draft Plan of Subdivision Plan 19T-06V07
The proposed conceptual lotting and zoning by the Owner is not consistent with the approved lotting and zoning on the abutting Belmont Properties (Weston) Inc. Draft Approved Plan of Subdivision File 19T-06V07 which if unchanged, has the potential to adversely impact the orderly development on the Belmont Properties (Weston) Inc. lands.

Response

The Development which is Phase 1 in Draft Plan of Subdivision File 19T-16V003 does not impact the approvals in place for Belmont Properties (Weston) Inc. Draft Approved Plan of Subdivision File 19T-06V07. Any subsequent Phase in Draft Plan of Subdivision 19T-16V003 shown on Attachment 3 will require coordination with the abutting developments. Currently, the future development on the future Phase is not known at this time and may require a Public Meeting and/or Committee of the Whole Meeting.

Previous Reports/Authority

The following are links to previous reports regarding the Subject Lands:

[September 7, 2016 Committee of the Whole \(Public Meeting\) Report – Zoning By-law Amendment File Z.16.018 and Draft Plan of Subdivision File 19T-16V003 \(Item 2, Report 32\)](#)

[September 17, 2018 Committee of the Whole \(Public Meeting\) Report – Zoning By-law Amendment File Z.16.018 and Draft Plan of Subdivision File 19T-16V003 \(Item 2, Report 28\)](#)

Analysis and Options

Zoning By-law Amendment and Draft Plan of Subdivision Applications have been submitted to permit the proposed rezoning and Draft Plan of Subdivision

Celvin Estates Inc. (the 'Owner') has submitted the following applications (the 'Applications') for the Subject Lands to permit a residential plan of subdivision consisting of six (6) blocks for 33 street townhouse dwelling units and a public road for Phase 1 (the 'Development'), as shown on Attachment 3:

1. Zoning By-law Amendment File Z16.018 to rezone the Subject Lands as follows:
 - From "A Agricultural Zone" subject to site-specific Exceptions 9(680) and 9(1060), and RT1(H) Residential Townhouse Zone" subject to site-specific zoning Exception 9(1399) by Zoning By-law 1-88 to "RT1(H) Residential Townhouse Zone" with the addition of the Holding Symbol "(H)" by Zoning By-law 1-88 together with the site-specific zoning exceptions identified in Table 1 of this report; and
2. Draft Plan of Subdivision File 19T-16V003 (the 'Draft Plan'), shown on Attachment 3, consisting of the following:

Block	Land Use	Units	Area (ha)
1 - 6	Street Townhouse	33	0.58
Street "A"	20 m wide Street "A" (Dundonnell Place)		0.20
Total		33	0.78

The Development is consistent with the Provincial Policy Statement, 2020

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

recognizes that local context and character is important. The *Planning Act* requires Vaughan Council's planning decisions be consistent with the PPS.

The Development is consistent with Sections 1.1.3, 1.4.1 and 1.6.74 of the PPS encouraging development within Settlement Areas to make the efficient use of land and planned and existing infrastructure and services and are transit supportive. The policies also contribute to providing for an appropriate range and mix of housing options and densities. The policies further facilitate active transportation and community connectivity.

The Subject Lands are located within a defined Settlement Area. The Subject Lands are designated "Low-Rise Residential" by Vaughan Official Plan 2010 ('VOP 2010') and are located within a "Community Area" as identified in Schedule 1, Community Areas by VOP 2010. The "Low-Rise Residential" designation permits townhouses with a maximum building height of 3-storeys and contributes to providing a range of housing forms in the community. The Subject Lands are located in proximity of Major Mackenzie Drive and the south side of Weston Road identified as a "Regional Transit Priority Network" in Schedule 10, Major Transit Network by VOP 2010 with regular York Region Transit service. The north side of Weston Road provides only rush hour service for transit. The Subject Lands' Street "A", with sidewalks proposed for both the east and west sides, will connect the north (Chatfield Drive) and south (Farooq Boulevard) legs of Dundonnell Place to Chatfield District Park and schools to the west and the commercial areas to the south and east for active transportation and community connectivity. In consideration of the above, the Development is consistent with the PPS.

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

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

The Development is located within a Settlement Area and Delineated Built-up Area providing residential lands 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" in Schedule 1 - Urban Structure of Vaughan Official Plan 2010 ('VOP 2010'), makes a more efficient use of the lands and the future street townhouse dwelling units and providing access with the completion of the missing link with Street "A" to connect the north and south sections of Dundonnell Place to a district park and commercial areas would 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 Development conforms to the Growth Plan.

The Development 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" on Map 1, "Regional Structure" of the YROP. The "Urban Area" designation permits a range of residential, commercial, industrial, and institutional uses, subject to additional policy criteria. 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 "local municipal official plans and zoning by-laws to permit a mix and range of housing types, lot sizes, unit sizes, functions, tenures and levels of affordability within each community." Section 3.5.4 of the YROP also states "the mix and range of housing shall be consistent with Regional forecasts, and intensification and density requirements." The Development consists of six (6) blocks for 33 street townhouse dwelling units which contributes to adding a variety of housing forms in the community. The Development conforms to the YROP.

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

The Development conforms to VOP 2010

The Subject Lands are located within a "Community Area" as identified on Schedule 1 - Urban Structure of VOP 2010. The Subject Lands are designated "Low-Rise Residential" by VOP 2010. The Official Plan permits the townhouse dwellings.

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

Sections 9.2.3.1 and 9.2.3.1 of VOP 2010 requires townhouse dwellings to respect and reinforce the scale, massing, setbacks and orientation of other built and approved dwellings in the surrounding area.

The Owner is proposing the "RT1 Residential Townhouse Zone" category by Zoning By-law 1-88, consistent with the surrounding zoning. The Draft Plan provides lot sizes (frontage and areas) consistent and compatible with the existing and planned surrounding development. The Development conforms to VOP 2010.

Amendments to Zoning By-law 1-88 are required to permit the Draft Plan of Subdivision

The Subject Lands are zoned "A Agricultural Zone" subject to site-specific Exceptions 9(680) and 9(1060), and "RT1(H) Residential Townhouse Zone" subject to site-specific zoning Exception 9(1399) by Zoning By-law 1-88, as shown on Attachment 2. The Owner is proposing to rezone the Subject Lands to "RT1(H) Residential Townhouse Zone" with the addition of the Holding Symbol "(H)" by Zoning By-law 1-88 in the

manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report:

Table 1

	Zoning By-Law 1-88 Standard	“RT1 Residential Townhouse Zone” Requirements	Proposed Exceptions to the “RT1 Residential Townhouse Zone” Requirements
a.	Minimum Lot Frontage	6 m	5.5 m
b.	Minimum Lot Area	162 m ²	150 m ²
c.	Maximum Building Height	11 m	12 m
d.	Minimum Exterior Side Yard abutting a Private Lane / Driveway	Not a standard in the RT1 Zone	3 m abutting a private lane / driveway
e.	Minimum No Encroachment Zone from the Front and Exterior Yard, and Interior Side Yard for a Lot abutting a Greenway, Walkway, Buffer Block or Stormwater Management Pond, and at a Site Triangle	1.5 m for the Front and Exterior Yard, and Interior Side Yard Not Permitted for the Rear Yard	0.5 m
f.	Maximum Encroachment for an Unenclosed Porch (Covered or Uncovered) into the Rear Yard for a Lot abutting a Greenway, Walkway, Buffer Block or Stormwater Management Pond, and at a Site Triangle	Not a standard in the RT1 Zone for the Rear Yard	2.5 m and eaves, gutters and steps may encroach an additional 0.5 m

	Zoning By-Law 1-88 Standard	“RT1 Residential Townhouse Zone” Requirements	Proposed Exceptions to the “RT1 Residential Townhouse Zone” Requirements
g.	Maximum Finished Floor Elevation of an Unenclosed Porch (Covered or Uncovered, with or without a Cold Cellar) into the Rear Yard on for a Lot abutting a Greenway, Walkway, Buffer Block or Stormwater Management Pond, and at a Site Triangle	Not a standard in the RT1 Zone for the Rear Yard	1.2 m above the Finished Grade
h.	Minimum Landscaped Front or Exterior Side Yard for a Lot Frontage between 5.5 m to 6 m with a Maximum Driveway Width of 3.5 m	Not a standard in the RT1 Zone	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

The Development Planning Department supports the rezoning of the Subject Lands to “RT1(H) Residential Townhouse Zone” with the addition of the Holding Symbol “(H)” as the rezoning implements the “Low-Rise Residential” designation of VOP 2010. The requested zoning exceptions identified in Table 1 are considered minor changes to the zoning and are consistent with the character of the area and zoning standards in the surrounding community.

Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law

On October 20, 2021, Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law. A notice of the passing was circulated on October 25, 2021, in accordance with the *Planning Act*. The last date for filing an appeal to the Ontario Land Tribunal (‘OLT’) in respect of By-law 001-2021 was November 15, 2021. By-law 001-2021 is currently under appeal and, when in force, will replace Zoning By-law 1-88, as amended. Until such time as By-law 001-2021 is in force, the Owner will be

required to demonstrate compliance with both By-law 001-2021 and Zoning By-law 1-88, as amended, unless a transition provision under By-law 001-2021 applies.

Compliance with Transition Provisions under Section 1.6 of Zoning By-law 001-2021, as amended

The Subject Lands are zoned “A Agriculture Zone” and “A-415 Agriculture Zone” subject to site-specific Exception 415 by Zoning By-law 001-2021, as shown on Attachment 2. The Applications for the Subject Lands are determined to be transitioned in accordance with Subsection 1.6.3 of Zoning By-law 001-2021 and therefore the Development is subject to Zoning By-law 1-88, as amended, only.

The Subject Lands will be zoned with the Holding Symbol “(H)”

The Subject Lands will be zoned with the Holding Symbol “(H)” in the manner shown on Attachment 3. The Holding Symbol “(H)” is being placed on the Subject Lands as updates to the Phase One and Phase Two Environmental Site Assessment (‘ESA’) reports are required as well as a Record of Site Condition (‘RSC’) filed on the Environmental Site Registry including all referenced environmental site assessment reports with reliance from the environmental consultant. The Holding Symbol “(H)” shall not be removed from the Subject Lands or any portion thereof, until the Owner submits a copy of the acknowledged Ministry of the Environment, Conservation and Parks (‘MECP’) Record of Site Condition (‘RSC’) filed on the Environmental Site Registry including all referenced environmental site assessment reports with reliance from the environmental consultant to the satisfaction of the Development Engineering Department. A condition to this effect is included in the Recommendations of this report and the Conditions of Approval in Attachment 1a).

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

Subdivision Design

The Draft Plan shown on Attachment 3, with the building elevations shown on Attachment 4, consists of six (6) blocks for 33, 3-storey street townhouse dwelling units and a 20 m wide public road, Street “A” for Phase 1. The street townhouse dwelling units will have frontage along Street “A”. Street “A”, a public road, will complete the Dundonnell Place connection between Chatfield Drive to the north and Farooq Boulevard to the south shown on Attachment 3. The proposed blocks and public road are consistent with the block pattern and road network in the area.

The Development must conform in accordance with the Vaughan Council approved Block 40 South Architectural Design Guidelines (‘ADG’) by John G. Williams Limited, Architect and Block 40 South Landscape Master Plan (‘LMP’) by NAK Design Group. The Owner shall prepare an Urban Design Brief which must demonstrate how the Subject Lands are consistent with the performance standards respecting the ADG, LMP and sustainability design practices/guidelines outlined in the Vaughan City-Wide Urban Design Guidelines and VOP 2010 Urban Design Policies. Conditions to this effect are included in Attachment 1a) of this report.

The Tree Inventory and Preservation Report ('TIPR'), and the Tree Inventory and Preservation Plan ('TIPP') both prepared by 7 Oaks Tree Care and Urban Forestry Consultants Inc. and dated February 7, 2018, identified six (6) trees consisting of the Manitoba Maple, Weeping White Willow and Siberian Elm trees that must be removed to facilitate Development. Prior to final approval, the Owner must provide an updated detailed TIPR which 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 and quantify the value of the tree replacements using the Urban Design Tree Replacement Valuation outlined in the City's Tree Protection Protocol to the satisfaction of the City. A condition to this effect is included in the Conditions of Approval in Attachment 1a).

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

Sustainability Performance Metrics

The Development achieves an overall Sustainability Performance Metrics ('SPM') application score of 24 points. A development is required to achieve a minimum application performance level score of 31 points. The Development proposes public sidewalks linking to the neighbourhood park located west of the Subject Lands 4. Prior to final approval, the Owner shall agree in the Subdivision Agreement that all development shall proceed in accordance with the City of Vaughan Sustainability Metrics Program. A condition to this effect is included in Attachment 1a) of this report.

Archaeology

The Development Planning Department, Urban Design and Cultural Heritage Division have reviewed the Stage 1 and 2 Archaeological Assessment for the Subject Lands prepared by ASI Archaeological and Cultural Heritage Services and dated June 22, 2016, and the acceptance letter from the Ministry of Tourism, Culture and Sport confirming that the Subject Lands are cleared of further archaeological concern.

The Development Planning Department, Urban Design and Cultural Heritage Division advises that the Subject Lands are not designated under the Ontario Heritage Act, are not included in the Register of Property of Cultural Heritage Value and are outside of a Heritage Conservation District.

The following standard clauses shall apply and shall be included as conditions in Attachment 1a) of this report:

- 1) Should archaeological resources be found on the property during construction activities, all work must cease, and both the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries and the City of Vaughan's

Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.

- 2) In the event that human remains are encountered during construction activities, the proponent must immediately cease all construction activities. The proponent shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.

The Development Planning Department is satisfied with the proposed Draft Plan design and has no objection to the Applications, subject to the comments in this report and the Conditions of Approval outlined in Attachment 1a) of this report.

The Development Engineering Department has no objection to the Draft Plan, subject to the comments in this report and Conditions of Approval

The DE Department has reviewed the Applications and provide the following comments:

Redlined Plan

A 0.3 m reserve shall be required at the driveway to Phase 2 (Attachment 3) and a dedication by-law shall be required and be requested by the Owner, at their expense to dedicate the 0.3 m reserve to the City. The Draft Plan must be revised to provide for the 0.3 m reserve. A condition to this effect is included in Attachment 1a) to this report.

Transportation

The DE Department has advised as a condition of approval for the Draft Plan, engineering drawings will be required for Street "A" (Dundonnell extension) depicting the pavement width, curbs, active transportation facilities, signage, the required daylight triangles at the laneway intersection and the required 0.3 m reserves. A condition to this effect is included in Attachment 1a) of this report.

Environmental Site Assessment

The Site Screening Questionnaire, and Phase One and Phase Two ESA reports were submitted and reviewed by the DE Department. Since it has been more than 18 months from the time of the ESA submission, the Owner is required to submit updates to the Phase One and Phase Two ESAs to provide an accurate environmental assessment of the current site conditions at the Subject Lands.

Prior to the execution of the Subdivision Agreement, the Owner shall provide a copy of the acknowledged Ministry of the Environment, Conservation and Parks ('MECP') RSC filed on the Environmental Site Registry including all referenced environmental site assessment reports with reliance from the environmental consultant. A condition to this effect is included in Attachment 1a) of this report.

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

Servicing Allocation is available for the Draft Plan

Vaughan Council, on December 10, 2021, endorsed its Allocation of Servicing Capacity Annual Distribution and Update and Allocation of Servicing Capacity Policy.

Accordingly, servicing capacity to Draft Plan of Subdivision File 19T-16V003 (Phase 1) is available and unrestricted. Therefore, the following resolution to allocate servicing capacity to Draft Plan of Subdivision File 19T-16V003 (Phase 1) may be recommended for Council approval:

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-16V003 (Phase 1) (Celvin Estates Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 33 residential townhouse units (101 persons equivalent). 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 Draft Plan of Subdivision does not proceed to registration and/or building permit issuance within 36 months.”

The Financial Planning and Development Finance Department has no objection to the Draft Plan

The Owner shall enter into a Subdivision Agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, regarding matters the City may consider necessary, including development charges. The Owner shall pay to the City, a woodlot development charge at the rate of \$1,000.00 per residential dwelling unit in accordance with the previous Special Area Woodlot Development Charge By-law and City’s Woodlot Acquisition Front-end Agreement. Oversizing costs may be applicable. A condition to this effect is included in Attachment 1a).

The Real Estate Department has no objection to the Draft Plan, subject to the Conditions of Approval

The Real Estate Department has no objection to the approval of the Draft Plan. The Owner shall pay cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the Subject Lands, prior to the issuance of a Building Permit, in accordance with Section 42 of the *Planning Act* and shall conform to the City’s Cash-in-Lieu of Parkland Policy. A condition to this effect is included in Attachment 1a) of this report.

The Parks Infrastructure Planning and Development Department has no objection to the approval of the Draft Plan, subject to the Conditions of Approval

The Parks Infrastructure Planning and Development (‘PIPD’) Department has no objection to the Development subject to the cash-in-lieu of the dedication of parkland and/or the dedication of parkland as required by the Real Estate Department. The Owner submitted a Parkland Dedication Summary Chart, which has been reviewed and is to the satisfaction of the PIPD Department.

The Toronto and Region Conservation Authority ('TRCA') has no objection to the Draft Plan, subject to the Conditions of Approval

The Toronto and Region Conservation Authority ('TRCA') has reviewed Water Balance - Technical Memorandum ('WBTM'), prepared by Golder Associates and dated February 9, 2018, and Functional Servicing and Stormwater Management ('FSSWM') Report, prepared by Schaeffers Consulting Engineers, and revised dated February 2018 and it is the opinion of TRCA that the Development is meeting requirements for "best efforts" to achieve pre- to post-water balance. The Owner is required to carry out the water balance mitigation strategy as described in the WBTM and FSSWM Report. The TRCA has no objection to the Applications subject to their conditions included in Attachment 1c) of this report.

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

Alectra Utilities Corporation has no objection to the approval of the Applications, subject to their Condition of Approval in Attachment 1d) of this report.

Enbridge Gas Inc. has no objection to the Applications subject to their conditions included in Attachment 1e) of this report.

Bell Canada has no objection to the Applications subject to their conditions included in Attachment 1f) of this report.

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

Canada Post Corporation has no objection to the Applications, subject to their conditions of approval included in Attachment 1g).

The School Boards have no comments or conditions for the Draft Plan

No comments nor conditions were received from the York Region District School Board and Conseil Scolaire de District Catholique Centre-Sud. The York Catholic District School Board had no comments nor conditions.

Financial Impact

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

Broader Regional Impacts/Considerations

York Region has no objection to the Applications subject to their Conditions of Approval in Attachment 1b).

Conclusion

The Development Planning Department has reviewed Zoning By-law Amendment File Z.16.018 and Draft Plan of Subdivision File 19T-16V003 in consideration of the applicable Provincial Policies, York Region and City Official Plan policies, the

requirements of Zoning By-law 1-88 and the transitional policies of Zoning By-law 001-2021, the comments received from City Departments, external public agencies, the public, and the surrounding area context.

The Development Planning Department is of the opinion that the Applications are consistent with the PPS, conform to the Growth Plan, the YROP and VOP 2010, and are compatible with the surrounding area context. On this basis, the Development Planning Department can support the approval of the Applications, subject to the recommendations in this report and the Conditions of Approval in Attachment 1.

For more information, please contact: Judy Jeffers, Planner, Development Planning Department, ext. 8645.

Attachments

1. Conditions of Draft Plan of Subdivision Approval
2. Context and Location Map
3. Proposed Zoning and Draft Plan of Subdivision File 19T-16V003 Phase 1 Redline Revised September 13, 2022
4. Building Elevations (Conceptual)
5. Council Approved Block 40 South Plan
6. Revised Proposed Zoning and Draft Plan of Subdivision - Public Meeting September 17, 2018
7. Proposed Zoning and Draft Plan of Subdivision - Public Meeting September 7, 2016

Prepared by

Judy Jeffers, Planner, ext. 8645

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

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 APPROVAL

DRAFT PLAN OF SUBDIVISION FILE 19T-16V003 (PHASE 1) ('THE PLAN') CELVIN ESTATES INC. ('THE OWNER') PART OF LOTS 21 AND 22, CONCESSION 6, CITY OF VAUGHAN

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION FILE 19T-16V003 (THE "PLAN"), ARE AS FOLLOWS:

The Owner shall satisfy the following Conditions of Approval:

1. The Conditions of Approval of the City of Vaughan as set out on Attachment 1a).
2. The Conditions of Approval of York Region as set out on Attachment 1b) and dated June 13, 2018.
3. The Conditions of Approval of the Toronto and Region Conservation Authority as set out on Attachment 1c) and dated November 16, 2021.
4. The Conditions of Approval of Alectra Utilities Corporation as set out on Attachment 1d) and dated April 20, 2018.
5. The Conditions of Approval of Enbridge Gas Distribution Inc. as set out on Attachment 1e) and dated April 19, 2018.
6. The Conditions of Approval of Bell Canada as set out on Attachment 1f) and dated August 16, 2016.
7. The Conditions of Approval of Canada Post as set out on Attachment 1g) and dated July 14, 2016.

Clearances

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

clearances, as required in the Conditions in Attachments 1a), 1b), 1c), 1d), 1e), 1f) and 1g) for each phase proposed 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 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 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. Alectra Utilities shall advise that the Conditions on Attachment 1d) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
6. Enbridge Gas Distribution Inc. shall advise that the Conditions on Attachment 1e) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
7. Bell Canada shall advise that the Conditions on Attachment 1f) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
8. Canada Post shall advise that the Conditions on Attachment 1g) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

ATTACHMENT 1a)

CONDITIONS OF APPROVAL DRAFT PLAN OF SUBDIVISION FILE 19T-16V003 (PHASE 1) ('THE PLAN') CELVIN ESTATES INC. ('THE OWNER') PART OF LOTS 21 AND 22, CONCESSION 6, CITY OF VAUGHAN

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

CITY OF VAUGHAN CONDITIONS

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by Mainline Planning Services Inc., Project No. 10130, 10144, 10160 Weston Road, dated January 2021 (revision 2 dated April 2022) and redlined dated September 13, 2022, (the 'Plan'), as follows:
 - a) A 0.3 m reserve shall be required at the driveway to Phase 2 (Attachment 3) and a dedication by-law shall be required and be requested by the Owner, at their expense to dedicate the 0.3 m reserve to the City.
2. 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.
3. The lands within this Plan shall be zoned with the Holding Symbol "(H)". The Holding Symbol "(H)" shall not be removed from the Plan or any portion thereof, until the Owner submits a copy of the acknowledged Ministry of the Environment, Conservation and Parks ('MECP') Record of Site Condition ('RSC') filed on the Environmental Site Registry including all referenced environmental site assessment reports with reliance from the environmental consultant to the satisfaction of the Development Engineering Department.
4. The Owner shall pay any and all outstanding application fees to the Development Planning Department, in accordance with the in-effect Tariff of Fees By-law.
5. The Owner shall enter into a Subdivision Agreement with the City to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payment of development levies, the provisions of roads and municipal services, external storm sewers, sanitary sewers and watermain along Millwood Parkway and Major Mackenzie, restoration of Millwood Parkway, landscaping and fencing. The said Agreement shall be registered against the lands to which it applies.
6. The Owner shall pay to the City, a woodlot development charge at the rate of

\$1,000.00 per residential dwelling unit in accordance with the previous Special Area Woodlot Development Charge By-law and City's Woodlot Acquisition Front-end Agreement. Oversizing costs may be applicable.

7. Prior to final approval of the Plan:
 - a) The Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 40 South to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads, and municipal services to support development within Block 40 South. This agreement shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands.
 - b) Prior to final approval of the Plan, the Trustee for Block 40 South shall provide the City with a letter confirming the Owner has fulfilled all cost sharing and other obligations of the Block 61 Developers' Group Agreement.
8. The Owner shall pay cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the Subject Lands, prior to the issuance of a Building Permit, in accordance with Section 42 of the *Planning Act* and shall conform to the City's Cash-in-Lieu of Parkland Policy.
9. The road allowance included within the Plan shall be dedicated as a public highway without monetary consideration and free of all encumbrances.
10. The road allowance within this Plan shall be named to the satisfaction of the City and York Region. Proposed street name shall be submitted by the Owner for approval by Vaughan Council and shall be included on the first engineering drawings.
11. 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.
12. Any dead end or open side of a road allowance created by this Plan shall be terminated in 0.3 m 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.
13. The Owner shall agree in the Subdivision Agreement that construction access shall be provided only in a location approved by the City and/or York Region.

14. Prior to final approval of the Plan, the Owner shall provide easements as may be required for utility, drainage or construction purposes shall be granted to the appropriate authority(ies), free of all charge and encumbrance.
15. Prior to final approval and prior to commencement of construction 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 of the Soils Report including pavement design structure for ideal and non-ideal conditions to the satisfaction of the City.
16. Prior to the initiation of grading, and prior to the registration of the Plan, or any phase thereof, the Owner shall submit to the City for review and approval a detailed engineering report(s) that describes the storm drainage system for the proposed development within the Plan, which shall include:
 - a) plans illustrating how this drainage system will tie into the 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) stormwater management techniques which may be required to control minor and 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 report(s) to the satisfaction of the City.

17. 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.
18. The Owner shall agree in the Subdivision Agreement that no Building Permit(s) 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 Plan.
19. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost of any external municipal services, temporary and/or permanently built or proposed, that have been designed and oversized by others to accommodate the

development of the Plan.

20. 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.
21. The Owner shall agree in the Subdivision Agreement to design, purchase material, and install a light-emitting diode ('LED') street-lighting system in the Plan in accordance with City standards and specifications. The Plan shall be provided with decorative street-lighting to the satisfaction of the City.
22. The Owner shall agree that all lots or blocks to be left vacant shall be graded, seeded, fenced with temporary fencing maintained and signed to the satisfaction of the City to prohibit dumping and trespassing.
23. 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 as 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.
24. Prior to final approval of the Plan, the City and York Region shall confirm that adequate water supply and sewage treatment capacity are available and have been allocated to accommodate the Plan.
25. Prior to final approval of the Plan, a Water Supply Analysis Report shall be submitted 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 and each phase thereof.
26. Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall submit a detailed Hydrogeological Impact Study 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 Plan.
27. The Owner shall agree to provide the following for the purpose of fire safety and firefighting operations:
 - a) hydrants for firefighting, municipal or private, as identified in the plans and code requirements to be installed;

- b) hydrants shall be unobstructed and ready for use at all times;
 - c) access roadways shall be maintained and suitable for large heavy vehicles;
and
 - d) temporary municipal address to be posted and visible for responding
emergency vehicles satisfactory to the City.
28. Prior to final approval of the Plan, the Owner shall submit an Environmental Noise ('Noise') Report to the City for review and approval. The preparation of the Noise Report shall include the ultimate traffic volumes associated with the surrounding road network. The Owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, the recommendations set out in the approved Noise Report to the satisfaction of the City.
29. Prior to the issuance of a building permit for any Lot or Block on the Plan, the Owner shall construct Dundonnell Place, as identified as Street "A" on the Plan, and associated servicing to complete the road network, to the satisfaction of the City.
30. Prior to final approval of the Plan, the Owner shall provide, engineering drawings for Street "A" (Dundonnell extension) depicting the pavement width, curbs, active transportation facilities, signage, the required daylight triangles at the laneway intersection, and the required 0.3m reserves.
31. Prior to final approval of the Plan, the Owner shall agree that any additional lands required for public highway purposes, where daylight triangles do not conform to the City Standard Design Criteria, will be conveyed to the City, free of all costs and encumbrances.
32. 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 detailed 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, bike lanes and other transportation infrastructure to the satisfaction of the City.
33. Prior to final approval of the Plan, the Owner shall provide a pavement marking and signage plan for the Plan 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.
34. 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 traffic calming 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.

35. Prior to final approval of the Plan, the Owner shall provide confirmation that satisfactory arrangements have been made with a suitable telecommunication provider to provide their services underground at the approved locations and to the satisfaction of the City. The Owner shall provide a copy of the fully executed Subdivision Agreement to the appropriate telecommunication provider.
36. Prior to final approval of the Plan, the Owner shall permit any telephone or telecommunications service provider to locate its plant in a common trench within the proposed Plan prior to release of the Plan for registration, provided such service provider has executed a Municipal Access Agreement with the City. The Owner shall ensure that any such service provider will be permitted to install its plant so as to permit connection to individual dwelling units within the Plan as and when each dwelling unit is constructed.
37. Prior to final approval, the Owner shall satisfy the following:
 - a) All technical, financial, and other requirements of Alectra Utilities Inc., its successors and assigns, regarding the design, installation, connection and/or expansion of electrical distribution services, or any other related matters; the Owner shall enter into a development agreement with Alectra Utilities Inc. which addresses the foregoing requirements.
 - b) The Owner shall agree to design, purchase materials, and install a buried hydro distribution system, compatible with the existing and/or proposed systems in surrounding Plans, all in accordance with the latest standards and specifications of Alectra Utilities Inc. and the City.
38. The Owner shall ensure that the final Plan shall depict all telecommunication structure locations and hydro transformer and/or grounding grid easements.
39. Prior to final approval of the Plan, and/or conveyance of land, and/or commencement of grading or construction, the Owner shall implement the following to the satisfaction of the City:
 - a) Submit a Phase One Environmental Site Assessment ('ESA') Report and, if required and as applicable, a Phase Two ESA Report, Remedial Action Plan ('RAP'), Risk Evaluation, and 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.
40. 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 stormwater 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) where remediation was required.
 - 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.
- 41. Prior to final approval of the Plan, the Owner shall convey lands or provide easements as may be required for pedestrian access, utility, drainage or construction purposes, which may include any required easements and/or additional lands within and/or external to the Plan and shall be granted to the appropriate authority(ies), free of all charge and encumbrance.
 - 42. 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.
 - 43. 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.
 - 44. The Owner shall agree in the Subdivision Agreement to construct proposed intersections and accesses from the Plan 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.
 - 45. The Owner shall agree to remove any driveways and buildings on the Plan, which are not approved to be maintained as part of the Plan. Any modification to off-site driveways required to accommodate this Plan shall be co-ordinated and completed at the cost of the Owner.
 - 46. 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.
 - 47. The Owner shall agree in the Subdivision Agreement to inspect, evaluate, and monitor all wells within the zone of influence prior to, during and after construction has been completed. Progress reports should be submitted to the City as follows:
 - a) A base line well condition and monitoring report shall be submitted to the City prior to the pre-servicing or registration of the Plan (whichever occurs first) and shall include as a minimum requirement the following tests:
 - i) Bacteriological Analysis – total coliform and E-coli counts
 - ii) Chemical Analysis – Nitrate Test

- iii) Water level measurement below existing grade
- b) In the event that the test results are not within the Ontario Drinking Water Standards, the Owner shall notify in writing, the Purchaser, the Regional Health Department and the City within twenty-four (24) hours of the test results.
- c) Well monitoring shall continue during construction and an interim report shall be submitted to the City for records purposes.
- d) Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the City prior to Completion Approval.
- e) If the private well systems in the zone of influence deteriorate due to the servicing of the Plan, the Owner will provide temporary water supply to the affected residents upon notice by the City. If the quantity and quality of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Owner will engage the services of a recognized hydro geologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the municipal watermain system.

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.

- 48. The Owner shall agree in the Subdivision Agreement to obtain all necessary permissions to enter from adjacent private properties to facilitate and construct the required facilities necessary to service the Plan, free of all costs and encumbrances, and to the satisfaction of the City.
- 49. Prior to final approval, 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.
- 50. 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, the location, size, slopes stabilization methods, time period, 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 Toronto and Region Conservation Authority's Erosion and Sediment Control Guidelines for Urban Construction (December 2006) and implement a monitoring

and reporting program to the satisfaction of the City. Topsoil storage shall be limited to the amount required for final grading, with the excess removed from the Plan, and shall not occur on any park, open space buffer and/or school block(s).

51. The Owner shall agree to notify both the Ministry of Tourism, Culture and Sport, and the City of Vaughan Development Planning Department immediately in the event that:
 - a) archaeological resources are found on the property during grading or construction activities, to which the Owner must cease all grading or construction activities; and
 - b) where human remains are encountered during grading or construction activities, the proponent must cease all grading or construction activities. The Owner shall contact York Region Police, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.
52. Prior to final approval of the Plan, the Owner shall submit to the satisfaction of the City, a listing prepared by an Ontario Land Surveyor of all the lot and block areas, frontages, and depths in accordance with the approved Zoning By-law for all the lots and blocks within the Plan.
53. The Owner shall agree to create easements for maintenance purposes for all lots providing less than 1.2 m side yards, or having roof encroachments, prior to the transfer of the land.
54. The Owner shall agree in the Subdivision Agreement that no Building Permit(s) shall be issued until the Owner has provided proof that a restriction has been registered that prevents the transfer of the lot and/or block without the consent of the City where such transfer is to be restricted by any other provision of the Subdivision Agreement.
55. The Owner shall agree in the Subdivision Agreement that no Building Permit(s) shall be issued for any lots and/or blocks until the Owner's consulting engineer certifies, to the satisfaction of the City, that the lot grading complies with the City of Vaughan lot grading criteria and the driveway(s) as shown on the Plan submitted for the construction of the building(s) on the subject lots and/or blocks conform in terms of location and geometry (i.e., width, etc.) with the approved or amended and subsequently approved Construction Drawings.
56. Notwithstanding the provisions generally included within the Subdivision Agreement, the City may issue model home Building Permit(s) provided that the land is zoned to the satisfaction of the City and the relevant conditions of the Subdivision Agreement are fulfilled.

57. 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(s).
58. Prior to final approval of the Plan, the Owner shall:
- a) provide a detailed Tree Preservation Study to the satisfaction of the City which shall include an inventory of all existing trees, an assessment of significant trees to be preserved, proposed methods of tree preservation based on the Arborist Report recommendations, and quantify the value of the tree replacements using the Urban Design Tree Replacement Valuation outlined in the City's Tree Protection Protocol;
 - b) not remove trees without written approval by the City; and
 - c) enter into a Tree Protection Agreement in accordance with City Council enacted Tree By-Law 52-2018.
59. Prior to the landscape plan review by Development Planning Department, Urban Design Division, a fee shall be paid by the Owner to the Development Planning Department in accordance with the in-effect Tariff of Fees for Vaughan Planning Applications - Landscape Plan Review. This fee will include:
- a) the City's review and approval of proposed streetscaping/ landscaping within the Plan (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; and
 - b) a fee will be applied for each subsequent inspection for the start of the guaranteed maintenance period and assumption of the Plan by the City.
60. Prior to final approval, the Owner shall prepare an Urban Design Brief. 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 (VOP 2010) Urban Design Policies. The document shall address but not be limited to the following issues:
- a) The Landscape Master Plan including the co-ordination of the urban design/streetscape elements including built form, fencing treatments, and street tree planting;
 - b) The appropriate community edge treatment and landscaping with low-maintenance plant material;

- c) The Architectural Control Design Guidelines including appropriate flankage elevations;
 - d) The sustainability design practices/guidelines; and,
 - e) The document shall reference the Block 40 South Landscape Master Plan by NAK Design Group and the Block 40 South Architectural Design Guidelines by John G. Williams Limited, Architect.
61. Prior to final approval, the Owner shall agree in the Subdivision Agreement that all development shall proceed in accordance with the Vaughan Council approved Block 40 South Architectural Design Guidelines ('ADG') by John G. Williams Limited, Architect. The Owner shall agree that:
- a) The Architectural Design Guidelines shall be updated to include an addendum for the Plan;
 - b) 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;
 - c) Prior to the submission of individual Building Permit Applications, the control architect shall have stamped and signed drawings certifying compliance with the approved Architectural Design Guidelines; and
 - d) 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.
62. Prior to final approval, the Owner shall agree in the Subdivision Agreement that all development shall proceed in accordance with the approved Block 40 South Landscape Master Plan by NAK Design Group, including but not be limited to the following issues:
- a) The Landscape Master Plan shall be updated to include an addendum for this area of development;
 - b) Co-ordination of the urban design/streetscape elements including built form, fencing treatments and street tree planting;
 - c) Sustainability design practices/guidelines;
 - d) The appropriate community edge treatment with low-maintenance plant material;

- e) The appropriate buffer treatment a with low-maintenance plant material; and,
 - f) The appropriate landscaping and streetscaping treatment with a multi-use pedestrian trail.
63. Prior to final approval, the Owner shall agree in the Subdivision Agreement that all development shall proceed in accordance with the City of Vaughan Sustainability Performance Metrics ('SPM') program. The SPM program shall present a set of metrics to quantify the sustainability performance of new development projects. The Plan is required to achieve a minimum application performance level score of 31 points to the satisfaction of the City.
64. The Owner shall agree in the Subdivision Agreement to provide a Soils Report for all street tree pits and planting beds throughout the subdivision to the satisfaction of the City.
65. The Owner shall agree in the Subdivision Agreement to erect permanent wood fence treatments for flanking residential blocks that shall be co-ordinated with the Environmental Noise Report and Architectural Design Guidelines.
66. The Owner shall agree in the Subdivision Agreement to provide information on sustainable transportation, via various media, to all purchasers and/or tenants within the Plan, including pedestrian, cycling facilities, transit routes, roundabouts, and carpooling and park-and-ride facilities (if applicable) to the satisfaction of the Development Engineering Department.
67. The Owner shall include the following warning clauses as a schedule in 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 for 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 a 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) as a security to ensure all municipal services including, but not limited to lot grading, are constructed to the satisfaction of the City. Direct cash deposits 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, the Innovation, Science and Economic Development Canada (‘ISED’) and the 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.”
- d) “Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by City of Vaughan Zoning By-law 1-88, as amended, and By-law 001-2021, as amended as follows:
 - i. The maximum width of a driveway shall be 6 metres measured at the street curb, provided circular driveways shall have a maximum combined width of 9 metres measured at the street curb.
 - ii. Driveways in either front or exterior side yards shall be constructed in accordance with the following requirements:

By-law 1-88:

Lot Frontage	Maximum Width of Driveway
5.5 - 6.99m ¹	3.5m
7.0 - 8.99m ¹	3.75m
9.0 – 11.99m ¹	6.0m
12.0m and greater ²	9.0m

¹ The Lot Frontage for Lots between 5.5 – 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, unless otherwise amended by an in-effect Zoning By-law.

² The Lot Frontages for Lots 12 m 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/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 Information 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 Plan and the individual building units, noise levels, including those from construction activities, including those from road or rail traffic, may be of concern and occasionally interfere with some activities of the dwelling 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 a public highway, laneway, walkway or other similar space, is a requirement of this Subdivision Agreement and that all required fencing, noise attenuation features and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 m reserve, as shown on the Construction Drawings.

The City has taken a Letter of Credit from the Owner as a 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 deposits 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 features, or fencing shall not be the responsibility of the City and shall be maintained by the Owner until assumption of the services of the Plan. Thereafter the maintenance of the noise attenuation features, or fencing shall be the sole responsibility of the lot owner."

- h) "Purchasers and/or tenants are advised that this Plan is designed to include rear lot catch basins. The rear lot catch basin is designed to receive and carry only clean stormwater. It is the homeowner's responsibility to maintain the rear lot catch basin in proper working condition by ensuring that the grate is kept clear of ice, leaves and other debris that would prevent stormwater from entering the catch basin. The rear lot catch basins are shown on the Construction Drawings and the location is subject to change without notice."
- i) "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 recycling containers, therefore, direct cash deposits from the purchasers and/or tenants to the Owner for recycling container purposes is NOT a requirement of the City of Vaughan. The intent of this initiative is to encourage the purchasers and/or tenants to participate in the City's waste diversion programs and obtain their recycling containers from the Joint Operations 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."

Streets:

- j) "Purchasers and/or tenants are advised that roads within the Plan may have been constructed using Alternative Development Standards. In April 1995, the Ministry of Housing and the Ministry of Municipal Affairs published the Alternative Development Standards as a guideline for municipalities. The Province of Ontario has been promoting the use of these guidelines which provide for reduced pavement widths."
- k) "Purchasers are advised that traffic calming measures may have been incorporated into the road allowances."
- l) "Purchasers and/or tenants are advised that the collector and primary roads within the Plan are expected to support more traffic than local roads and, if demand warrants, transit routes in the future."
- m) "Purchasers and/or tenants are advised that internal streets may be subject to public transit bus traffic."

Small front yard lot with a single driveway and sidewalk:

- n) "Purchasers and/or tenants are advised that small front yard lots with a single driveway and sidewalk may have limited on-lot parking opportunities."

Abutting or in proximity of any stormwater management pond or open space:

- o) "Purchasers and/or tenants are advised that the adjacent stormwater management pond or open space may be left in a naturally vegetated condition and receive minimal maintenance."
- p) "Purchasers and/or tenants are advised that abutting an open space or walkway may be of a concern due to the noise and lighting expected from the recreational nature of the site."

- q) "Purchasers and/or tenants are advised that the neighbourhood park(s) may not be fully developed and/or programmed at the time of occupancy. The timing of development and phasing of and programming for parkland is at the discretion of the City."
- r) "Purchasers and/or tenants are advised that a Permission to Enter and Access Agreement from the City is required to complete construction/landscape works to the lot or block where access through the stormwater management pond or open space is required."
- s) "Purchasers and/or tenants are advised that routine maintenance and ploughing of the pathway should be expected on a public pathway associated with a stormwater management pond or open space."

Encroachment and/or dumping:

- t) "Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot/block to the stormwater management pond or open space are prohibited."

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.

- 68. Prior to the transfer of any lot or block on the Plan, the Owner shall submit to the City satisfactory evidence that the appropriate warning clauses required by the Subdivision Agreement have been included in the Offers of Purchase and Sale or Lease for such lot or block.
- 69. The Owner shall cause the following to be displayed on the interior wall of the Sales Office and shall be monitored periodically by the City. 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:
 - a) the latest approved Block Plan for the neighbourhood area, showing but not limited to the surrounding land uses, arterials/highways, railways, and hydro lines etc.;
 - b) the location of street utilities, fire hydrants, community mailboxes, entrance features, fencing and noise attenuation features, together with sidewalk plan approved in conjunction with draft plan approval;
 - c) the location of parks, open space, stormwater management facilities and trails;

- d) the location of institutional uses, including schools, places of worship, and community facilities;
- e) the location and type of commercial sites;
- f) colour-coded residential for singles, semis, multiples and apartment units;
- g) the following notes in BOLD CAPITAL TYPE on the map display:
 - i) For further information, on proposed and existing land uses, please call or visit the City of Vaughan Development Planning Department, at 2141 Major Mackenzie Drive, 905.832.8585;
 - ii) For detailed grading and berming information, please call the developer's engineering consultant, (name) at...;
 - iii) This map is based on information available as of most currently approved plan and may be revised or updated without notification to purchasers;
and
- h) a notice regarding grading deposits and their return by the vendor to the purchaser for residential units where grading deposits are normally required. The notice shall state the following:

“Any grading deposit required in the Agreement/Purchase of Sale or Lease for units in the Plan is NOT a requirement of the City of Vaughan. The City of Vaughan does not control the return of such deposits and purchasers/tenants must direct inquiries regarding this return to the vendor/landlord.”



Corporate Services

File No.: 19T-16V03 (Revised)

Regional File No.: SUBP.16.V.0041

Refer To: Justin Wong

June 13, 2018

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

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

**Re: Revised Draft Plan of Subdivision
19T-16V03 (SUBP.16.V.0041)
10130, 10144 & 10160 Weston Road
Part of Lot 21, Concession 6
(Celvin Estates Inc., Canvas Developments Inc.)
City of Vaughan**

York Region has now completed its review of the above noted revised plan of subdivision prepared by Walker Nott Dragicevic Associates Ltd., Project No. 15.577, last revised November 20, 2017. The proposed development is located at 10130, 10144 & 10160 Weston Road, north of Major Mackenzie Drive and on the west side of Weston Road, in the City of Vaughan. The draft plan of subdivision will facilitate the development of 59 townhouse units, a future development block comprised of 78 back-to-back townhouse units and 40 laneway townhouse units and blocks for road widening and a street, within a 2.76 ha site.

Transportation and Infrastructure Planning

The Transportation and Infrastructure Planning Branch has reviewed the Traffic Impact Study, prepared by WSP, dated February 2018, and technical comments are attached.

Sanitary Sewage and Water Supply

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

- Duffin Creek WPCP Outfall Modification – 2021 pending the outcome of the Class EA currently underway
- Northeast Vaughan Water and Wastewater Servicing - 2028 completion
- Other projects as may be identified in future studies

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

The Functional Servicing Report indicates that the proposed development is serviced by City of Vaughan wastewater and water infrastructure in the Dundonnell Place right-of-way. Should there be any change in the proposed servicing scheme, the Owner shall forward the revised plan to the Region for review and record.

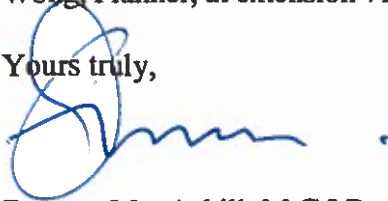
The Owner is advised that the Regional 1800mm diameter York-Peel Feedermain is located in the east side of Weston Road and the integrity of the aforementioned infrastructure is to be maintained at all times during the grading and construction activities for the proposed development.

Summary

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

Should you have any questions regarding the above or the attached conditions please contact Justin Wong, Planner, at extension 71577 or through electronic mail at justin.wong@york.ca.

Yours truly,



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

JW/

Attachments (2) Schedule of Conditions
 Technical Memorandum

YORK-#8525386-v1-19T-16V03_(Revised)_-Regional_Condition_Letter

Schedule of Conditions
19T-16V03 (SUBP.16.V.0041)
10130, 10144 & 10160 Weston Road
Part of Lot 21, Concession 6
(Celvin Estates Inc., Canvas Developments Inc.)
City of Vaughan

Re: Walker Nott Dragicevic Associates Ltd., Project No. 15.577, last revised November 20, 2017

Conditions to be Included in the Subdivision Agreement

1. The Owner shall save harmless the City of Vaughan and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
2. The Owner shall agree that any direct connections to and/or the crossings of a York Region water or wastewater system requires Regional approval prior to construction. Engineering drawings showing details of the connections and/or crossings shall be submitted to the Community Planning and Development Services division for approval.
3. The Owner shall agree to enhance landscape features beyond street tree planting, sod and concrete walkways are proposed in the York Region right-of-way by the Owner or the area municipality, these features must be approved by Development Engineering and shall be maintained by the area municipality. Failure to maintain these landscape features to York Region's satisfaction will result in the area municipality incurring the cost of maintenance and/or removal undertaken by the Region.
4. The Owner shall agree to implement the noise attenuation features as recommended by the noise study and to the satisfaction of Development Engineering.
5. The Owner shall agree that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.
6. The following warning clause shall be included with respect to the lots or blocks affected:

"Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants".
7. Where noise attenuation features will abut a York Region right-of-way, the Owner shall agree in wording satisfactory to York Region's Development Engineering, as follows:
 - a) That no part of any noise attenuation feature shall be constructed on or within the York Region right-of-way and;

- b) That noise fences adjacent to York Region roads may be constructed on the private side of the 0.3 metre reserve and may be a maximum 2.5 metres in height, subject to the area municipality's concurrence and;
 - c) That maintenance of the noise barriers and fences bordering on York Region right-of-ways shall not be the responsibility of York Region.
8. The Owner shall agree that prior to the development approval of Block A and Block K, that access to Block A and Block K shall be via Dondonnell Place (the internal road network) and direct access to Weston Road will not be permitted.
9. The Owner shall agree to be responsible for determining the location of all utility plants within York Region right-of-way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner must review, or ensure that any consultants retained by the Owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.

Conditions to be Satisfied Prior to Final Approval

10. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the City of Vaughan and York Region.
11. York Region shall confirm that adequate water supply and sewage capacity are available and have been allocated by the City of Vaughan for the development proposed within this draft plan of subdivision or any phase thereof.
12. The Owner shall provide an electronic set of the final engineering drawings showing the watermains and sewers for the proposed development to the Community Planning and Development Services Division and the Infrastructure Asset Management branch for record.
13. 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. A drawing showing the layout of active transportation facilities and connections internal to the site and to the Regional roads to be implemented as part of this development shall be provided.
14. The Owner shall provide a revised Transportation Mobility Plan Study to address all comments related to the Traffic Impact Study (TIS), prepared by WSP, dated February 2018, to the satisfaction of the Region.
15. Concurrent with the submission of the subdivision servicing application (MOE) to the area municipality, the Owner shall provide a set of engineering drawings, for any works to be constructed on or adjacent to the York Region road, to Development Engineering, Attention: Manager, Development Engineering, that includes the following drawings, as applicable:

- a) Grading and Servicing;
 - b) Construction Access Design;
 - c) Utility and underground services Location Plans;
 - d) Traffic Control/Management Plans;
 - e) Erosion and Siltation Control Plans;
 - f) Landscaping Plans, including tree preservation, relocation and removals;
 - g) Sidewalk locations, concrete pedestrian access to existing and future transit services and transit stop locations as required by York Region Transit/Viva
 - h) Functional Servicing Report (water, sanitary and storm services)
16. The Owner shall submit a detailed Development Charge Credit Application to York Region, if applicable, to claim any works proposed within the York Region right-of-way. Only those works located in their ultimate location will be considered eligible for credit. Any work constructed without approval, or concurrence will not be eligible for credit.
17. The Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality. Three (3) sets of engineering drawings (stamped and signed by a professional engineer), and MOE forms together with any supporting information shall be submitted to Development Engineering, Attention: Mrs. Eva Pulnicki, P.Eng.
18. The location and design of the construction access for the subdivision work shall be completed to the satisfaction of Development Engineering and illustrated on the Engineering Drawings.
19. The Owner shall demonstrate, to the satisfaction of Development Engineering, that all existing driveways along the Regional road frontage of this subdivision will be removed as part of the subdivision work, at no cost to York Region.
20. The Owner shall demonstrate, to the satisfaction of Development Engineering that elevations along the streetline shall be 0.2 metres above the centreline elevations of the York Region roadway, unless otherwise specified by Development Engineering.
21. The Owner shall have prepared, by a qualified Tree Professional, a Tree Inventory and Preservation/Removals Plan and Arborist Report identifying all existing woody vegetation within the York Region right-of-way to be removed, preserved or relocated. The report/plan, submitted to Development Engineering for review and approval, shall adhere to the requirements outlined in the York Region Street Tree and Forest Preservation Guidelines and shall be to the satisfaction of York Region Natural Heritage and Forestry Staff.
22. The Owner shall have prepared, by a qualified professional Landscape Architect, landscape design plans detailing landscape works and street tree planting in the York Region right-of-way as required by any and/or all of the following: York Region's Streetscaping Policy, York Region's Street Tree Preservation and Planting Design Guidelines, any prevailing Streetscape Masterplan or Secondary Plan, or as required by Urban and

Architectural Design Guidelines.

23. The Owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of Development Engineering recommending noise attenuation features.
24. The Region requires the Owner to submit a Phase One Environmental Site Assessment ("ESA") in general accordance with the requirements of the *Environmental Protection Act* and O. Reg. 153/04 Records of Site Condition, as amended ("O. Reg. 153/04"). The Phase One ESA must be for the Owner's property that is the subject of the application and include the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. The Region, at its discretion, may require further study, investigation, assessment, delineation and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or documentation must be provided to the Region in the Region's standard format and/or contain terms and conditions satisfactory to the Region.

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

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

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

- a) A widening across the full frontage of the site where it abuts Weston Road of sufficient width to provide a minimum of 18 metres from the centreline of construction of Weston Road; and
 - b) A 0.3 metre reserve across the full frontage of the site, where it abuts Weston Road, except at the approved emergency access location.
26. The Owner shall provide a solicitor's certificate of title in a form satisfactory to York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.
27. The Owner shall demonstrate, to the satisfaction of Development Engineering, that all local underground services will be installed within the area of the development lands and not within York Region's road allowance. If a buffer or easement is needed to accommodate the local services adjacent to York Region's right-of-way, then the Owner shall provide a satisfactory buffer or easement to the Area Municipality, at no cost to the Region.
28. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
29. The Owner shall enter into an agreement with York Region, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable in accordance with Regional Development Charges By-law in effect at the time that Regional development charges, or any part thereof, are payable.
30. The Regional Corporate Services Department shall advise that Conditions 1 to 29 inclusive, have been satisfied.



MEMORANDUM – PRELIMINARY TECHNICAL COMMENTS

**RE: Revised Draft Plan of Subdivision
 19T-16V03 (SUBP.16.V.0041)
 10130, 10144 & 10160 Weston Road
 Part of Lot 21, Concession 6
 (Calvin Estates Inc., Canvas Developments Inc.)
 City of Vaughan**

Regional Staff have reviewed the above noted revised draft plan of subdivision application, as well as the supporting documents and offer the following preliminary comments for subsequent development applications. These comments are not an approval and are subject to modification. It is intended to provide information to the applicant regarding the Regional requirements that have been identified to date.

Transportation and Infrastructure Planning

1. The TIS provided is not consistent with the format and recommendations of the Region's Transportation Mobility Plan Guidelines for Development Applications (November 2016). The TIS shall be revised to include the assessment of transit and active transportation modes for the future total conditions. Recommendations and implementation plan related to sidewalk connections, missing links, direct pedestrian and cycling connections to transit stops and existing active transportation facilities shall be provided in the revised Transportation Mobility Plan Study.
2. All the Traffic Volume Figures should be provided in a proper and clean format with clear street names and traffic turning movements. The spreadsheet format is not acceptable to the Region.
3. The TIS shall include a Transportation Demand Management Plan (TDM) consistent with York Region's Transportation Mobility Plan Guidelines for Development Applications (November 2016). In the TDM checklist that summarizes the programs and measures, estimated costs and responsibility of the applicant to implement TDM recommendations estimated costs for any items that are provided by the Region or the Municipality shall be identified as "TBD" (To be determined).
4. The TDM Plan shall also include a TDM communication strategy, to assist the Region and the City of Vaughan to effectively deliver the Information Packages and pre-loaded PRESTO Cards to residents. This strategy shall also include a physical location for distribution of the

Information Packages and pre-loaded PRESTO Cards. The applicant is responsible for the coordination and for providing a venue for the distribution of PRESTO cards. Each event, approximately 2 hours of staff time, can serve approximately 50 residential units. The applicant shall coordinate specific event details with York Region/York Region Transit Staff allowing a minimum of 2-month notice.

5. The cost to implement the CAN-Bike program will be borne by the Applicant. Table 5-1 shall be modified accordingly to include the Applicant's responsibility.
6. For information package, Pre-loaded PRESTO Cards and monitoring should be labeled as "To Be Determined by Region".
7. Figure 5-2 shows is a conceptual plan for the area. The pedestrian and cycling infrastructure (both on internal and external roadways) shall be implemented by the proposed development.
8. Figure 5-2 shows a proposed future sidewalk on west side of Weston Road along the east edge of the property. This sidewalk shall be installed as part of the development. Figure 5-2 shall be modified accordingly.
9. Figure 5-2 also shows curb lines at southern limit of the property connecting to Weston Road (Lane-way A). Clarification is required whether the connection is intended for pedestrian and cyclists, or emergency access. Depending on the intended use, the Region will provide further comments when clarification is submitted.
10. A direct pedestrian and cycling connection shall be implemented on the north limit of the property to connect to the Weston Road and Retreat Boulevard transit stop.
11. The Owner shall agree to advise all potential purchasers of the existing transit services in this development, including service along Weston Road. This includes current and potential transit routes, bus stops and shelter locations. The Owner/consultant is to contact YRT/Viva Contact Centre (tel. 1-866-668-3978) for route maps and the future plan maps. In addition, please ensure that regional roads can be accessed with consistent sidewalks along internal laneways.



November 16, 2021

CFN 56074

SENT BY E-MAIL (judy.jeffers@vaughan.ca)

Judy Jeffers
Planner
Development Planning Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Ms. Jeffers:

**Re: 3rd Submission
Draft Plan of Subdivision Application – 19T-16V003
Zoning By-Law Amendment Application - Z.16.018
Part Lot 21, Concession 6
10130, 10144 & 10160 Weston Road
City of Vaughan
Celvin Estates Inc. (Agent: Mainline Planning Services Inc.)**

Further to our previous letter dated July 18, 2018, this letter acknowledges receipt of a re-circulation of materials associated with the above noted applications. A digital copy of the circulation was received by the Toronto and Region Conservation Authority (TRCA) on October 13, 2021. The following materials were reviewed by staff:

- Water Balance - Technical Memorandum, prepared by Golder Associates, dated February 9, 2018.
- Functional Servicing and Stormwater Management Report, prepared by Schaeffers Consulting Engineers, revised dated February 2018.

Application Specific Comments

TRCA's previous comment letter noted that the proposed development was not achieving pre to post annual recharge, per the requirements of the REC-1 clause 2 (a) and (b) policy of the Source Protection Plan (SPP) developed for the Credit Valley, Toronto and Region and Central Lake Ontario Region (CTC). In March 2019, the CTC SPP was updated to include a "downgradient line" and the REC-1 part 2 policy was updated to identify that project below the "downgradient line" are exempt from the policy. Recognizing the updates to the policy and the transitional nature of this application, it is the opinion of TRCA staff that only the REC-1 part 1 policy should apply to the application. This policy requires that developments demonstrate best efforts to match pre-development recharge.

Based on a review the materials and comments previously provided from this office, it is the opinion of TRCA staff that the project is meeting requirements for "best efforts" to achieve pre to post water balance.

Recommendations

Based on the above noted comment, TRCA staff have no objection to the approval of Draft Plan of Subdivision Application 19T-16V003 and Zoning By-Law Amendment Z.16.018, subject to the following condition:

- The Owner agrees in the Subdivision Agreement to carry out, or caused to be carried out, the water balance mitigation strategy as described in the Water Balance - Technical Memorandum, prepared by Golder Associates, dated February 9, 2018 and Functional Servicing and Stormwater Management Report, prepared by Schaeffers Consulting Engineers, revised dated February 2018.
- The proponent submits TRCA's planning review fee of \$2,220 (Geotechnical and Hydrogeological Review/Source Water Review – Minor).

We trust these comments are of assistance. Should you have any questions, please contact me at extension 5743 or at stephen.bohan@trca.ca

Sincerely,



Stephen Bohan

Planner

Development Planning and Permits | Development and Engineering Services

ATTACHMENT 1d) ALECTRA UTILITIES



Date: April 20th , 2018

Attention: **Mary Caputo**

RE: Request for Comments

File No.: **Z.16.018 + 19T-16V003**

Applicant: Calvin Estates Inc.

Location 10130, 10144 and 10160 Weston Road



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 (formerly PowerStream) has received and reviewed the submitted plan proposal. This review, however, does not imply any approval of the project or plan.

The owner, or his agent, for this plan is required to contact Alectra to discuss all aspects of the above project. Alectra will require site plan drawings, draft m-plans, legal plans, architectural design drawings, electrical consultant's drawings, number of units/lots in the subdivision/development and type of the subdivision/development (i.e., single family residential, town homes, condominium town homes, industrial etc.), square footage of the buildings, the required voltage, amperage and building loads, along with the completed and signed Subdivision Application Information Form (SAIF). Alectra will then use this information to determine the type of available service in the area to supply this project and determine the design fee for the subdivision or development.

Once Alectra has received the design fee and requested information, Alectra will prepare the hydro design, obtain the owner's /developer's approval of the design and obtain the required approvals from the local municipality and prepare the cost of the electrical distribution system (EDS) installation.

Alectra will provide the owner/developer with an "Offer to Connect" (OTC) agreement which will specify all the details and the responsibilities of each party.

The information on the SAIF must be as accurate as possible to reduce unnecessary customer costs, and to provide a realistic in-service date. The information from the SAIF is also used to allocate/order materials, to assign a technician to the project, and to place the project in the appropriate queue.

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.

If there are any existing components of Alectra's electrical distribution system on the proposed project site, they will have to be relocated by Alectra at the Developer's cost. Any conflicts 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 & New Services

Phone: 1-877-963-6900 ext. 24419

Fax: 905-532-4401

E-mail: tony.donofrio@alectrautilities.com

Subdivision Application Information Form is available by calling 1-877-963-6900 ext. 31297



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

April 19, 2018

Judy Jeffers
Planner
City of Vaughan
Development Planning Division
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Judy,

Re: Draft Plan of Subdivision & Zoning By-Law Amendment
Celvin Estates Inc.
10130, 10144 and 10160 Weston Road,
Part of Lot 21, Concession 6
City of Vaughan
File No.: 19T-16V003 & Z-16-018

Enbridge Gas Distribution does not object to the proposed application(s).

This response does not constitute a pipe locate or clearance for construction.

The applicant shall contact Enbridge Gas Distribution's Customer Connections department by emailing SalesArea30@enbridge.com for 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.

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant.

Easement(s) are required to service this development and any future adjacent developments. The applicant will provide all easement(s) to Enbridge Gas Distribution at no cost.

In the event a pressure reducing regulator station is required, the applicant is to provide a 3 metre by 3 metre exclusive use location that cannot project into the municipal road allowance. The final size and location of the regulator station will be confirmed by Enbridge Gas Distribution's Customer Connections department. For more details contact SalesArea30@enbridge.com.

Enbridge Gas Distribution reserves the right to amend or remove development conditions.

Sincerely,

A handwritten signature in black ink that reads "Alice Coleman". The script is cursive and fluid, with the first name "Alice" and last name "Coleman" clearly distinguishable.

Alice Coleman

Municipal Planning Coordinator
Long Range Distribution Planning

—

ENBRIDGE GAS DISTRIBUTION

TEL: 416-495-5386

MunicipalPlanning@enbridge.com

500 Consumers Rd, North York, ON, M2J 1P8

enbridgegas.com

Integrity. Safety. Respect.

AC/jh

Judy Jeffers

From: prime@mmm.ca
Sent: August-18-16 10:31 AM
To: Jeffers, Judy
Subject: Draft Plan of Subdivision - 10130 and 10144 Weston Rd.

8/18/2016

Judy Jeffers

Vaughan

, ,

Attention: Judy Jeffers

Re: Draft Plan of Subdivision - 10130 and 10144 Weston Rd.; Your File No. 19T-16V003

Our File No. 72710

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application.

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

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

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

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

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

If the Developer elects not to pay for the above noted connection, then the Developer will be required to demonstrate to the satisfaction of the Municipality that sufficient alternative communication/telecommunication will be provided to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

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

Should you have any questions, please contact the undersigned.

Yours truly,

Meaghan Palynchuk
Manager, Municipal Relations
Access Network Provisioning, Ontario
Phone: 905-540-7254
Mobile: 289-527-3953
Email: Meaghan.Palynchuk@bell.ca

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July 14, 2016

**CITY OF VAUGHAN
2141 MAJOR MACKENZIE DRIVE
VAUGHAN ON L6A 1T1**

Attention: Judy Jeffers - Planner

Re: 19T-16V003 & Z.16.018

RELATED FILES:

ALBERT VITULLO, CELVIN ESTATES INC.

PART OF LOT 21, CONCESSION 6, 10130 & 10144 WESTON ROAD

THE CITY OF VAUGHAN WARD 3 POSTAL DELIVERY AREA: WOODBRIDGE.

Dear Sir/Madam:

Thank you for the opportunity to comment on the above noted project.

As a condition of draft approval, Canada Post requires that the owner/developer comply with the following conditions.

- The owner/developer agrees to include on all offers of purchase and sale, a statement which advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.
- The owner/developer will be responsible for notifying the purchaser of the exact Community Mailbox locations prior to the closing of any home sale.
- The owner/developer will consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailbox and to indicate these locations on the appropriate servicing plan.

The owner/developer will provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:

- An appropriately sized sidewalk section (concrete pad) as per municipal standards, to place the Community Mailboxes on.
- Any required walkway across the boulevard, as per municipal standards.
- Any required curb depressions for wheelchair access.

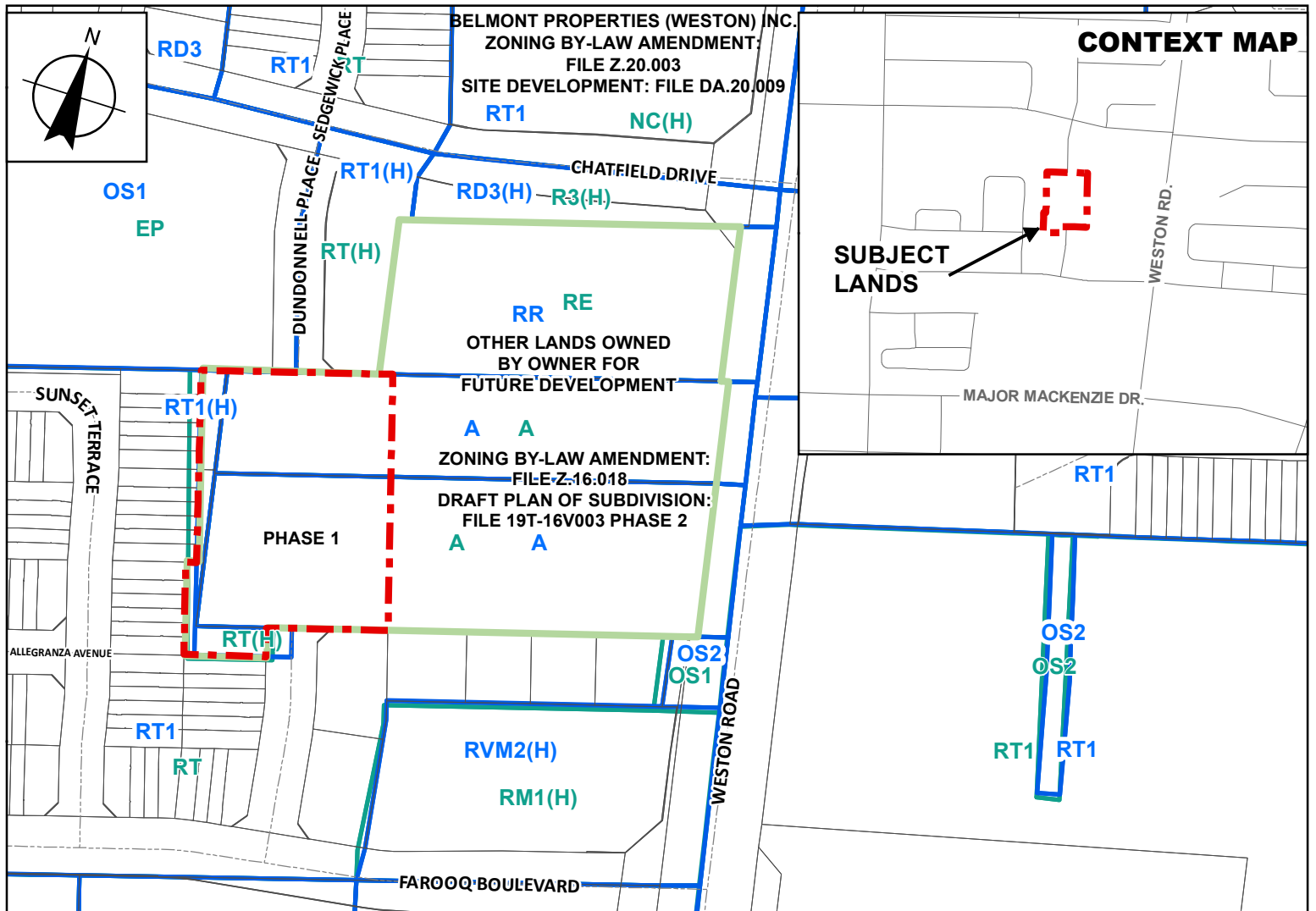
The owner/developer further agrees to determine and provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail delivery to new residence as soon as the homes are occupied.

I trust that this information is sufficient, however, should you require further information, please do not hesitate to contact me at the above mailing address or telephone number.

Sincerely,

Patrick Brown

Patrick Brown
Delivery Planning Officer
Canada Post
1860 Midland Ave 2nd Fl
Scarborough On M1P 5A1
416-751-0160 Ext 2019
Patrick.brown@canadapost.ca



CONTEXT MAP

SUBJECT LANDS



Subject Lands

Zoning Legend 1-88

A, Agricultural Zone
 C5, Community Commercial Zone
 OS1, Open Space Conservation Zone
 OS2, Open Space Park Zone
 RA3, Apartment Residential Zone
 RD3(H), Residential Detached Zone Three with the Holding Symbol
 RD3, Residential Detached Zone Three
 RR, Rural Residential Zone
 RT1(H), Residential Townhouse Zone with the Holding Symbol
 RT1, Residential Townhouse Zone
 RVM2(H), Residential Urban Village Multiple Dwelling Zone Two with the Holding Symbol

Zoning Legend 001-2021

A, Agriculture Zone
 EP, Environmental Protection Zone
 GMU, General Mixed Use Zone
 GMU(H), General Mixed Use Zone with the Holding Symbol
 NC(H), Neighbourhood Commercial Zone with the Holding Symbol
 OS1, Public Open Space Zone
 OS2, Private Open Space Zone
 R3(H), Residential Zone with the Holding Symbol
 RE, Estate Residential Zone
 RM1(H), Multiple Residential Zone with the Holding Symbol

0 15 30 60 Metres

Context & Location Map

LOCATION:
 10130 + 10144 Weston Road
 Part of Lots 21 and 22, Concession 6

APPLICANT:
 Calvin Estates Inc.

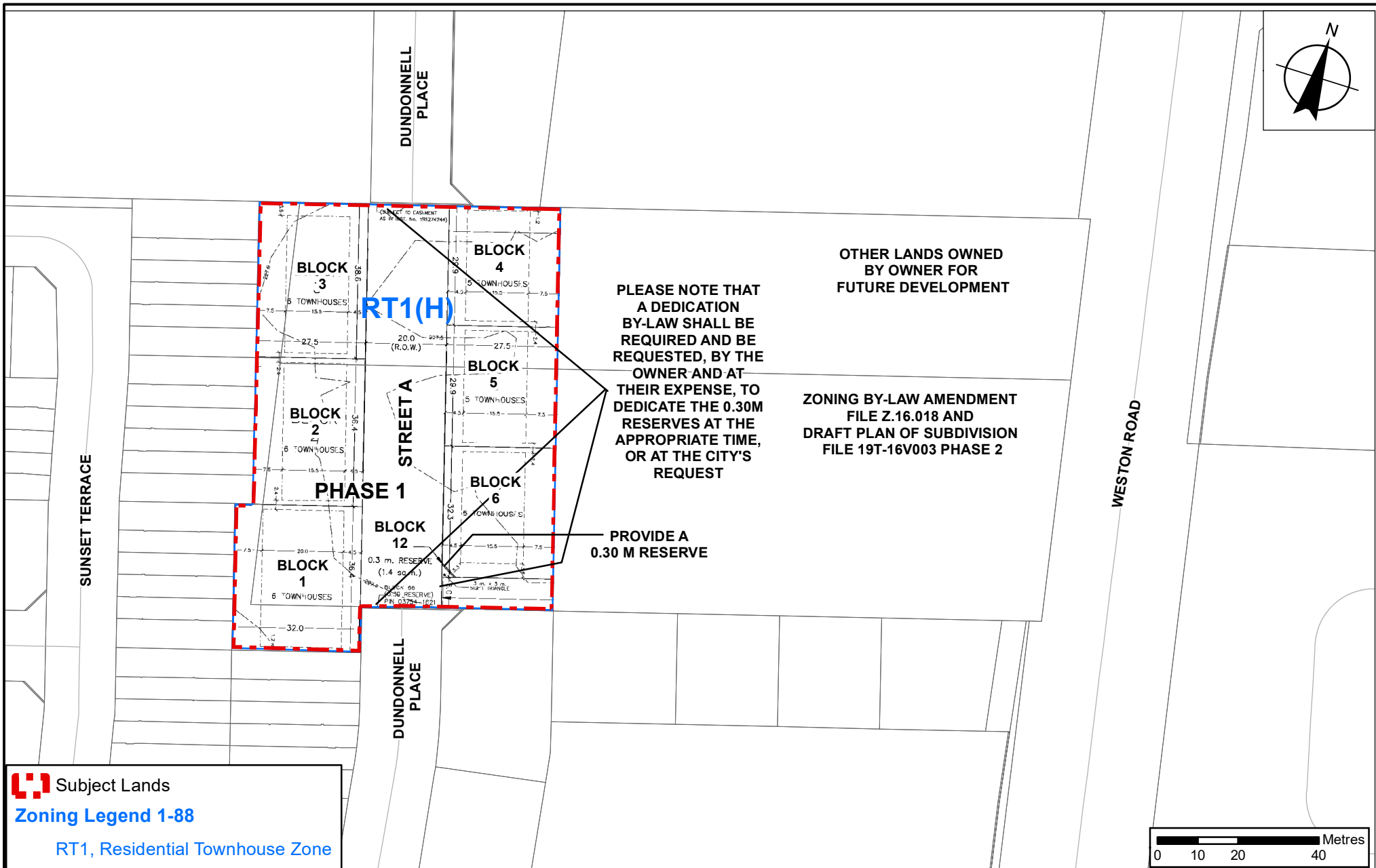


Attachment

FILES:
 Z.16.018 AND 19T-16V003

DATE:
 September 13, 2022

2



Proposed Zoning and Draft Plan of Subdivision File 19T-16V003 Phase 1 **Redline Revised September 13, 2022**

Attachment

LOCATION:
 10130 + 10144 Weston Road
 Part of Lots 21 and 22, Concession 6

APPLICANT :
 Calvin Estates Inc.



FILES:
 Z.16.018 AND 19T-16V003

DATE:
 September 13, 2022

3



PRELIMINARY FREEHOLD TOWNHOME ELEVATIONS (FRONT & CORNER)

Not to Scale

Building Elevations (Conceptual)

LOCATION:
10130 + 10144 Weston Road
Part of Lots 21 and 22, Concession 6

APPLICANT:
Celvin Estates Inc.

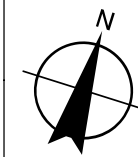


Attachment

FILES:
Z.16.018 AND 19T-16V003

DATE:
September 13, 2022

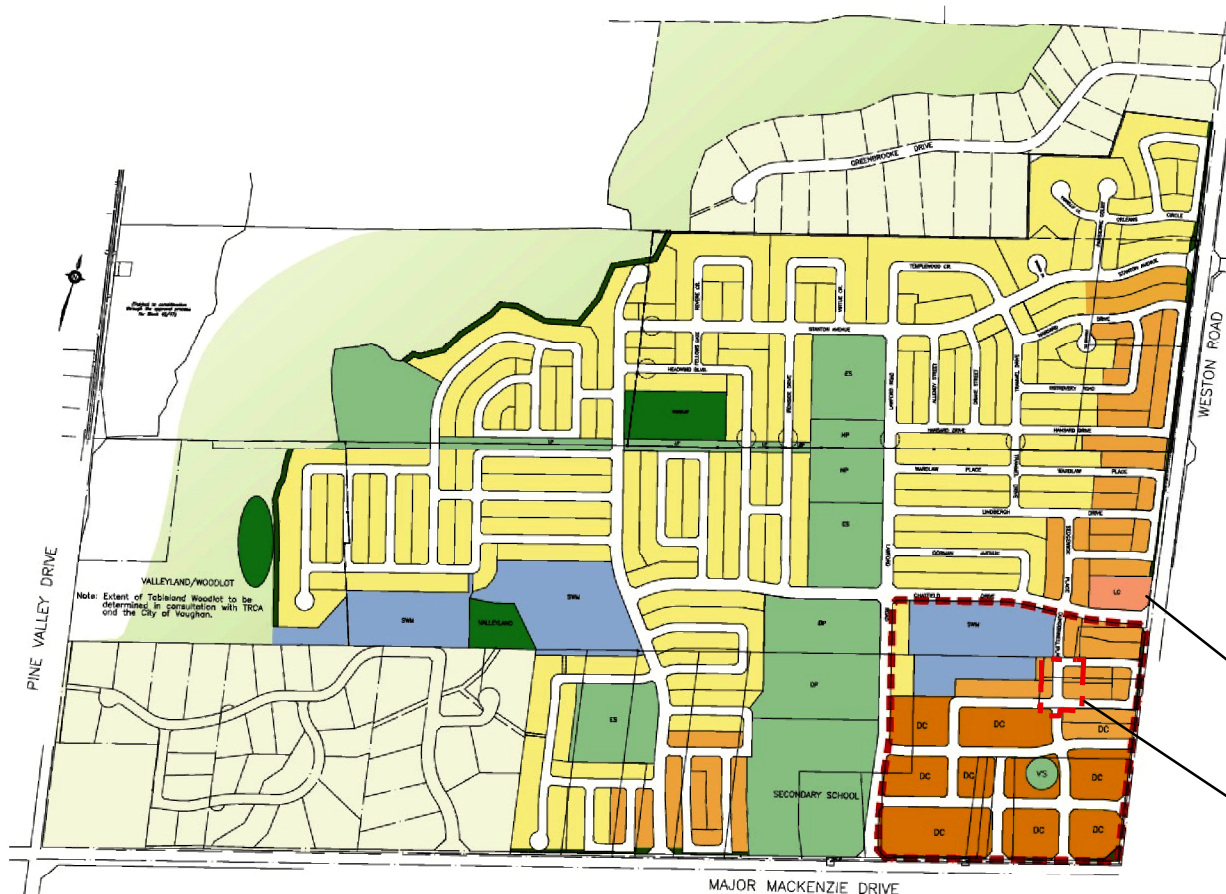
4



BLOCK 40 (SOUTH) BLOCK PLAN

LEGEND

- EXISTING ESTATE RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- COMMERCIAL
 - NC - NEIGHBOURHOOD COMMERCIAL
 - LC - LOCAL COMMERCIAL
- DISTRICT CENTRE
- PARK \ INSTITUTIONAL
 - ES - ELEMENTARY SCHOOL
 - SS - SECONDARY SCHOOL
 - DP - DISTRICT PARK
 - NP - NEIGHBOURHOOD PARK
 - LP - LINEAR PARK
 - VS - VILLAGE SQUARE
- STORM WATER MANAGEMENT
- WOODLOT \ VALLEYLAND
- BUFFERS



BELMONT PROPERTIES (WESTON) INC.
FILES Z.20.003 AND DA.20.009

SUBJECT LANDS

Subject Lands

0 130 260 520 Metres

Council Approved Block 40 South Plan

LOCATION:
10130 + 10144 Weston Road
Part of Lots 21 and 22, Concession 6

APPLICANT:
Celvin Estates Inc.

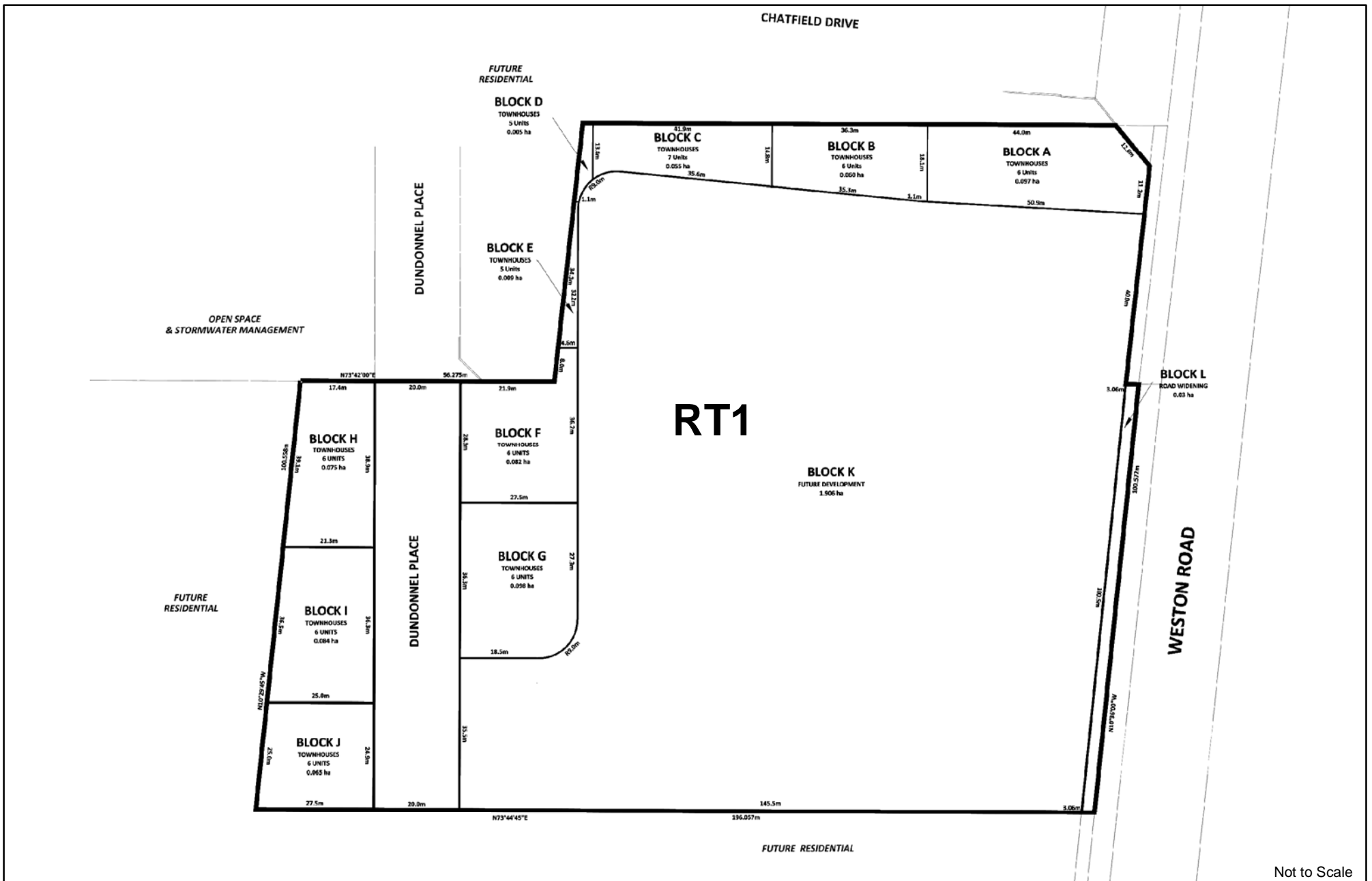


Attachment

FILES:
Z.16.018 AND 19T-16V003

DATE:
September 13, 2022

5



Revised Proposed Zoning and Draft Plan of Subdivision - Public Meeting September 17, 2018 Attachment

LOCATION: 10130 + 10144 Weston Road
Part of Lots 21 and 22, Concession 6

APPLICANT:
Celvin Estates Inc.



FILES:
Z.16.018 AND 19T-16V003

DATE:
September 13, 2022

6

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 28, 2022

Item 3, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 28, 2022.

**3. D'OR DEVELOPMENTS INC. DRAFT PLAN OF CONDOMINIUM
(STANDARD) FILE 19CDM-22V002 10 AND 20 GATINEAU DRIVE
VICINITY OF CENTRE STREET AND NEW WESTMINSTER DRIVE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated September 13, 2022:

Recommendations

1. THAT Draft Plan of Condominium (Standard) File 19CDM-22V002 (D'Or Developments Inc.), as shown on Attachments 4 to 10, BE DRAFT APPROVED, subject to the Conditions of Draft Approval set out in Attachment 1.

Committee of the Whole (1) Report

DATE: Tuesday, September 13, 2022 **WARD(S):** 5

TITLE: D'OR DEVELOPMENTS INC.
DRAFT PLAN OF CONDOMINIUM (STANDARD)
FILE 19CDM-22V002
10 AND 20 GATINEAU DRIVE
VICINITY OF CENTRE STREET AND NEW WESTMINSTER
DRIVE

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 (Standard) File 19CDM-22V002 application for the subject lands shown on Attachment 2. D'Or Developments Inc. is proposing to create a condominium tenure for two residential apartment buildings with heights of 17 and 20-storeys connected by a 2-storey podium containing 394 residential units and 3 levels of underground parking, as shown on Attachments 4 to 10.

Report Highlights

- The Owner is proposing to create the condominium tenure for the residential portion of the apartment buildings currently under construction
- The Draft Plan of Condominium (Standard) consists of the areas dedicated to the residential units, amenity area, underground parking and locker units
- The Draft Plan of Condominium conforms to Vaughan Official Plan 2010, complies with Zoning By-law 1-88 and is consistent with Local Planning Appeal Tribunal (now the Ontario Land Tribunal) approved Site Development File DA.13.014 (Blue Water Ranch Developments Inc. & Thornhill Retirement Residence L.P.)

Recommendations

1. THAT Draft Plan of Condominium (Standard) File 19CDM-22V002 (D'Or Developments Inc.), as shown on Attachments 4 to 10, BE DRAFT APPROVED, subject to the Conditions of Draft Approval set out in Attachment 1.

Background

The subject Lands ('Subject Lands') shown on Attachment 2 are municipally known as 10 and 20 Gatineau Drive and are located on the north side of Gatineau Drive, east of New Westminster Drive. The surrounding land uses are shown on Attachment 2.

Blue Water Ranch Developments Inc. submitted related Zoning By-law Amendment and Site Development Files Z.08.032 and DA.13.014 (the 'Related Applications') to the City of Vaughan on June 19, 2008 and March 8, 2013, respectively.

On November 6, 2012, the Zoning By-law Amendment Application was heard by the Committee of the Whole (Public Meeting). On November 20, 2013, pursuant to Section 34(11) of the *Planning Act*, the owner appealed Zoning By-law Amendment File Z.08.032 to the Ontario Municipal Board ('OMB') (now the Ontario Land Tribunal ('OLT')), citing Vaughan Council's refusal or neglect to make a decision on the Zoning By-law Amendment application within 120 days of the making of the application.

On August 26, 2014, pursuant to Section 41(12) of the *Planning Act*, the owner appealed Site Development File DA.13.014 to the OMB (now the OLT), on the basis of the failure of the City of Vaughan to approve the Site Plan Application submission within 30 days. Both appeals were consolidated under File No. PL131327 to be heard together.

Vaughan Council on September 9, 2014, refused the Related Applications. On February 12, 2019, the Local Planning Appeal Tribunal ('LPAT') (formerly the OMB, now the OLT), issued a final order approving site-specific amendments to the Zoning By-law. On June 2, 2020, the LPAT issued its final order on the Site Development Application. The approvals facilitated the development of a 17-storey and a 20-storey residential apartment building (394 units). The Site Plan Agreement related to Site Development File DA.13.014 was registered on title on July 16, 2019. The Draft Plan of Condominium is consistent with the approved site plan, as shown on Attachment 3.

Previous Reports/Authority

Previous reports regarding the Zoning By-law Amendment and Site Development Files can be found at the following links:

[Blue Water Ranch Developments Inc. & Thornhill Retirement Residence L.P., November 6, 2012, Public Meeting Report](#)

[Blue Water Ranch Developments Inc. & Thornhill Retirement Residence L.P., September 9, 2014, Committee of the Whole Report](#)

Analysis and Options

D'Or Developments Inc. (the 'Owner') has submitted a Draft Plan of Condominium (Standard) File 19CDM-22V002 (the 'Application'). The Application seeks to create the residential condominium tenure for a 17-storey and 20-storey residential apartment building, which are currently under construction (the 'Development'), as shown on Attachments 3 to 10. The Application consists of:

- 394 residential units
- 338 combined bicycle parking spaces and storage lockers
- 2,020 m² of amenity space (1,130 m² of indoor amenity, 830 m² of outdoor amenity)
- 463 residential parking underground spaces and 39 visitor parking spaces (13 visitor spaces at-grade and 26 underground)

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

The Provincial Policy Statement, 2020 ('PPS') and the Growth Plan for the Greater Golden Horseshoe, 2019 (the 'Growth Plan') provide policy direction for orderly land use planning and development of lands in Ontario.

Section 1.4.1 of the PPS, Section 2.2.6. of the Growth Plan, and Section 3.5.4 of the York Region Official Plan ('YROP') requires an appropriate range and mix of housing options and densities be provided within "Settlement Areas" to meet the needs of current and future residents. The residential buildings of the Draft Plan of Condominium provide additional housing options in the area in the form of residential apartment units.

The Subject Lands are located within the "Urban Area" on Map 1 - Regional Structure, of the YROP. Section 5.3 of the YROP requires intensification to occur in strategic locations in the built-up area to maximize efficiencies in infrastructure and service delivery, along with transit ridership. The Subject Lands are adjacent to Centre Street which is a Regional Corridor on Map 12 – Street Network, of the York Region Official Plan. The VIVA Next Regional Road 7 Corridor is a rapid bus transit corridor which is currently operational in the Bathurst Street and Centre Street area and connects east into Richmond Hill. In consideration of the above, the Application is consistent with and conforms to the PPS, Growth Plan and the YROP.

The Subject Lands are designated "High-Rise Residential" and "Area A" by the City of Vaughan Official Plan 2010 ('VOP 2010'), Volume 2 (12.11 Bathurst and Centre: Thornhill Town Centre) with maximum permitted height of 22-storeys and a maximum permitted density of 2.7 times the area of the lot with the maximum density calculated on the entirety of the lands designated "Area A" on Map 12.11.A of VOP 2010 Volume 2.

The Development makes efficient use of the Subject Lands at a transit-supportive density and provides a housing form (apartment units) in the community consistent with and conforming to Provincial policies. The Development conforms to the YROP and VOP 2010.

A Minor Variance is required for the Development to comply with the site-specific exception 9(1433)

The Subject Lands are zoned “RA5 High Density Residential Zone” by Zoning By-law 1-88, subject to site-specific Exception 9(1433) and permits the residential apartment buildings. The following additional zoning exception is required for the Development

1. To permit a minimum parking space size of 5.57 m x 2.4 m for 17 parking spaces

The Development Planning Department, in consultation with the Development Engineering Department, can support for the above referenced variance as the Development provides an excess of 36 parking spaces and the 17 deficient parking spaces sizes can be designated for compact cars.

Should Council approve the recommendations in this Report, the Owner shall submit a Minor Variance Application for consideration by the Committee of Adjustment to permit the above noticed variance. The Minor Variance Application must be approved by the Committee of Adjustment, and the decision be Final and Binding prior to final registration of the condominium plan. A condition to this effect is included in Attachment 1.

Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law

On October 20, 2021, Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law. A notice of the passing was circulated on October 25, 2021, in accordance with the *Planning Act*. The last date for filing an appeal to the OLT in respect of By-law 001-2021 was November 15, 2021. By-law 001-2021 is currently under appeal and, when in force, will replace Zoning By-law 1-88, as amended. Until such time as By-law 001-2021 is in force, the Owner will be required to demonstrate conformity with both By-law 001-2021 and Zoning By-law 1-88, as amended, unless a transition provision under By-law 001-2021 applies.

The Application for the Subject Lands are determined to be transitioned in accordance with Subsection 1.6.3 of Zoning By-law 001-2021 and therefore the Development is subject to Zoning By-law 1-88, as amended, only.

The Application is consistent with the LPAT approved Site Development File DA.13.014

The LPAT approved Site Development File DA.13.014 to permit the Development consisting of a 17-storey and 20-storey apartment buildings (394 units), 463 parking underground spaces and 39 visitor spaces (26 underground and 13 at-grade), with 338 combined bicycle and storage lockers, and three levels of underground parking. The

Application is consistent with the approved site plan, as shown Attachment 3. As noted above, the Application will create the condominium tenure for the residential portion of the Development.

The Owner must submit an “as-built” survey to the satisfaction of the Building Standards Department, prior to the registration of the final condominium plan. A condition to this effect is included in Attachment 1.

The Development Planning Department supports the approval of the Application, subject to the comments and conditions outlined in this report

The Development Planning Department supports the approval of the Condominium Plan, subject to the comments in this report and conditions included in Attachment 1.

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

The Development Engineering (‘DE’) Department has no objection to the Application, subject to the Owner providing documentation to the DE Department prior to registration of the condominium plans, to confirm that site plan conditions, warning clauses and other conditions relating to noise and dewatering have been incorporated into all Agreements of Purchase, Sale and Lease, the Condominium Declaration, and the Condominium Agreement. A condition to this effect is included in Attachment 1.

The Vaughan Financial Planning and Development Finance Department has no objection to the Application, subject to their conditions of Draft Approval

The Financial Planning and Development Finance Department advise the Owner shall confirm to the Development Planning Department and the Office of the City Clerk that all taxes levied, all additional municipal levies, if applicable, development charges and all financial requirements of this Development have been paid. The Owner shall also certify 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 the Agreement, if required, until each unit covered under the Condominium Agreement is separately assessed. A condition to this effect is included in Attachment 1.

Other Departments of the City of Vaughan have no objection to the Application

The Building Standards, Parks Infrastructure Planning and Development Department, Office of Infrastructure and Development - Real Estate Department and By-law and Compliance, Licensing and Permit Services Departments have no objection to the Applications.

The following commenting agencies have advised they have no objections to the approval of the Application

Canada Post has no objection to the Application, subject to the conditions, in relation to approved Site Development Application File DA.13.014, being satisfied. Alectra Utilities, Enbridge Gas, Bell Canada, Hydro One and Rogers have no objection to the Application. The Owner is required to confirm all required easements and rights-of-way

for each utility have been granted to the appropriate authority. A condition to this effect is included in Attachment 1.

Financial Impact

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

Broader Regional Impacts/Considerations

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

Conclusion

Draft Plan of Condominium (Standard) File 19CDM-22V002 would create a condominium tenure for 394 units with 3 levels of underground parking on the Subject Lands as shown on Attachments 4 to 10. The Draft Plan of Condominium is consistent with and conforms to the PPS, Growth Plan, and the YROP and VOP 2010, Zoning By-law 1-88 and Site Development File DA.13.014. Accordingly, the Development Planning Department can support the approval of the Application, subject to the Conditions of Draft Approval set out in Attachment 1.

For more information, please contact: Daniela DeGasperis, Planner, Development Planning Department, ext. 8382.

Attachments

1. Conditions of Draft Approval Draft Plan of Condominium (Standard) File 19CDM-22V002
2. Context and Location Map
3. Approved Site Plan (File DA.13.014)
4. Draft Plan of Condominium File 19CDM-22V002 – Level 1
5. Draft Plan of Condominium File 19CDM-22V002 – Levels 2 – 5
6. Draft Plan of Condominium File 19CDM-22V002 – Levels 6 – 9
7. Draft Plan of Condominium File 19CDM-22V002 – Levels 10 – 13
8. Draft Plan of Condominium File 19CDM-22V002 – Levels 14 – 17
9. Draft Plan of Condominium File 19CDM-22V002 – Levels 18 – 20
10. Draft Plan of Condominium File 19CDM-22V002 – Levels A, B & C

Prepared by

Daniela DeGasperis, Planner, Development Planning, ext. 8382

Margaret Holyday, Senior Planner, Development Planning, ext. 8216

Mary Caputo, Senior Development Manager, Development Planning, ext. 8635

Nancy Tuckett, Director, Development Planning, ext. 8529

Approved by

A handwritten signature in cursive script, appearing to read 'Haiqing'.

Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by

A handwritten signature in cursive script, appearing to read 'Nick Spensieri'.

Nick Spensieri, City Manager

ATTACHMENT 1
CONDITIONS OF DRAFT APPROVAL

DRAFT PLAN OF CONDOMINIUM (STANDARD)
FILE 19CDM-22V002
D'OR DEVELOPMENTS INC. (THE 'OWNER')
10 AND 20 GATINEAU DRIVE, CITY OF VAUGHAN

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN (THE 'CITY') THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-22V002 (THE 'PLAN'), ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to a Draft Plan of Condominium (Standard), prepared Krcmar Surveyors Ltd., dated January 24, 2022, Job No.18-007.
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 of Vaughan and shall agree to satisfy any conditions that the City may consider necessary.
4. The Condominium Agreement shall be registered on title against the lands to which it applies at the cost of the Owner.
5. The following provisions shall be included in the Condominium Agreement:
 - i. the Condominium Corporation shall be responsible to regularly clean and maintain all driveway catch basins;
 - ii. snow removal and clearing shall be the responsibility of the Condominium Corporation; and
 - iii. upon a successfully completed application, a site inspection, and the execution and registration of an agreement with the Vaughan Environmental Services Department, Solid Waste Management Division as determined by the City, the Condominium Corporation may be eligible for municipal waste collection services. Should the Condominium Corporation be deemed ineligible by the City or choose not to enter into an agreement with the City for municipal collection service, all waste collection services shall be privately administered and shall be the responsibility of the Condominium Corporation.

6. Prior to final approval, the Owner shall submit an "as-built" survey to the satisfaction of the Vaughan Building Standards Department.
7. Prior to final approval, the Owner and their solicitor and land surveyor shall confirm that all required easements and rights-of-way for utilities, drainage and construction purposes have been granted to the appropriate authorities.
8. Prior to final approval of the Plan, the Owner shall obtain approval of a Minor Variance Application from the Committee of Adjustment and the Decision shall be Final and Binding.
9. Prior to final approval, the Owner shall confirm to the Vaughan 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 Vaughan Financial Planning and Development Finance Department. The Owner also certifies acknowledgement of responsibility for the payment of all taxes levied to date, both interim and final, and all taxes levied upon the land after execution of this Agreement, if required, until each unit covered under this Condominium Agreement is separately assessed.
10. The Owner and/or its successors shall agree to carry out, or cause to carry out, the warning clauses set out in this memorandum to the satisfaction of the City. Prior to the transfer of any residential units within the entire Plan, the Owner and/or its successors shall submit to the City satisfactory evidence that the appropriate warning clauses required by this agreement have been included in the Offer of Purchase and Sale or Lease for such residential unit.
11. The Condominium Agreement, Condominium Declaration and all Agreements of Purchase and Sale and/or Lease shall include the following warning clauses:
 - a) Development Engineering:
 - "Purchasers and/or tenants are advised that the City of Vaughan is within its rights to enforce the provisions of the City's Sewer Use By-law 130-2022, as amended, or its successor by-law, against the Condominium Corporation and/or the Owner of the Lands at any time and that the Condominium Corporation is aware that the purpose of such By-law is to regulate the installation and connection of private sewers to sewage works, and the discharge of sewage, storm water and land drainage which may include long-term discharge activities in the future within the serviced area of The Corporation of the City of Vaughan."
 - b) Noise
 - "Purchasers/Tenants are advised that despite the inclusion of noise control features in the development area and within the building units, sound levels due to increasing road traffic may on occasion interfere with some activities of the dwelling occupants as the sound levels exceed the

Municipality's and the Ministry of Environment's noise criteria. This dwelling unit has been equipped with a central air conditioning system, which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality's and the Ministry of Environment's noise criteria."

- "Purchasers/Tenants are advised that due to the close proximity of the adjacent commercial uses, noise from the commercial uses may at time be audible".

Region of York Conditions

12. Prior to final approval, the Owner shall demonstrate that all conditions of Site Plan approval issued under file SP.13.V.0105 (SP-V-011-13) on November 19, 2022 have been complied with and satisfied.

Canada Post Conditions

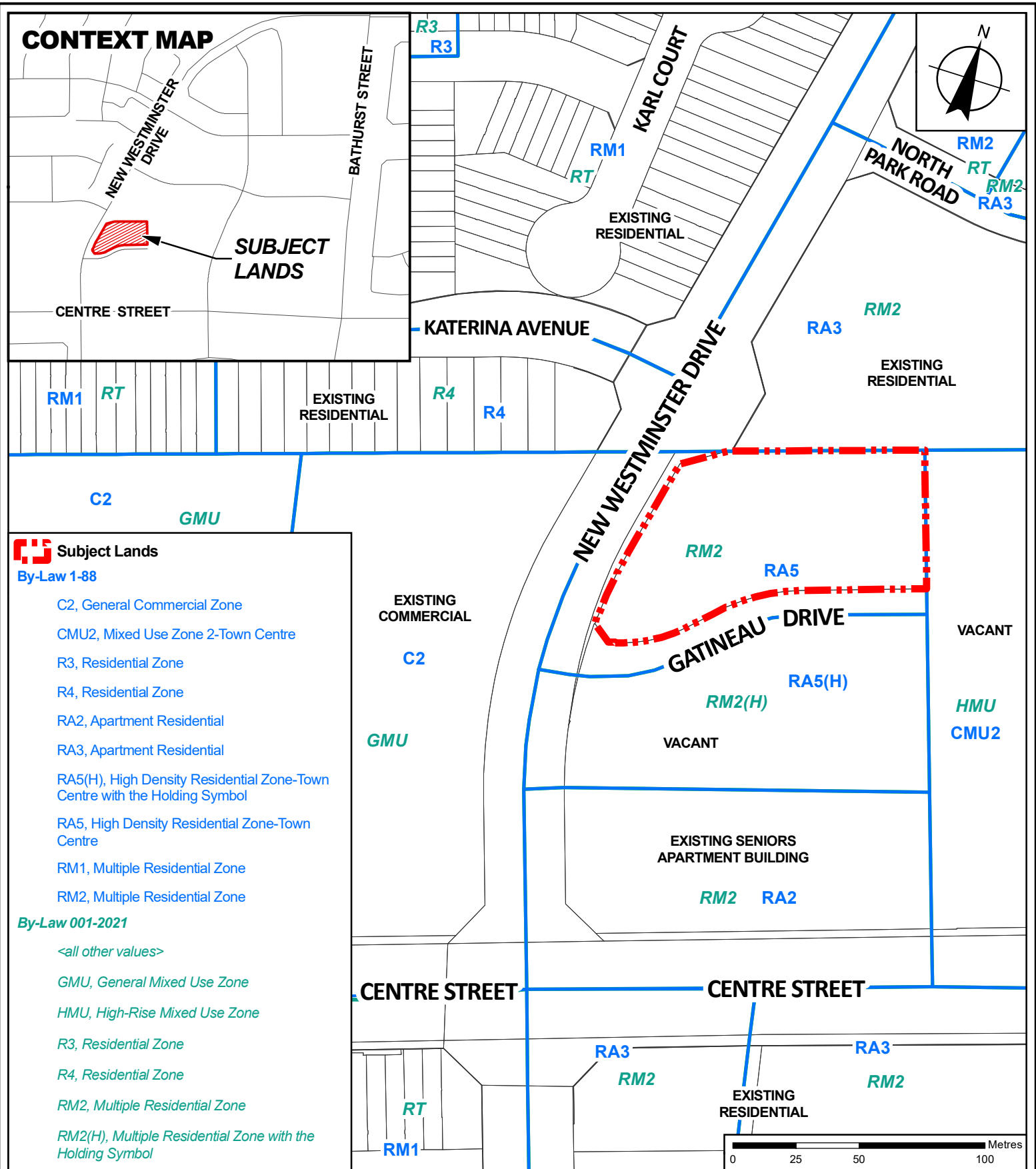
13. The Owner will provide each building/tower with its own centralized mail receiving facility. This lock-box assembly must be rear-loaded, adjacent to the main entrance and maintained by the Owner in order for Canada Post to provide mail service to the tenants/residents of this project. For any building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

Utilities Conditions

15. The Owner is required to confirm that all required easements and rights-of-way for each utility have been granted to the appropriate authority.

Clearances

16. The Development Planning Department shall advise that Conditions 1 to 11 have been satisfied.
17. The Region of York shall advise the Development Planning Department in writing that Condition 12 has been satisfied.
18. Canada Post shall advise the Development Planning Department in writing that Conditions 13 to 14 have been satisfied.
19. Bell Canada, Alectra Utilities, Enbridge Gas, Rogers and Hydro One shall advise that Condition 15 has been satisfied.



Context and Location Map

LOCATION:
10 and 20 Gatineau Drive
Part 2 Plan 65R-37034
Part of Lot 6 Concession 2

APPLICANT:
D'Or Developments Inc.



Attachment

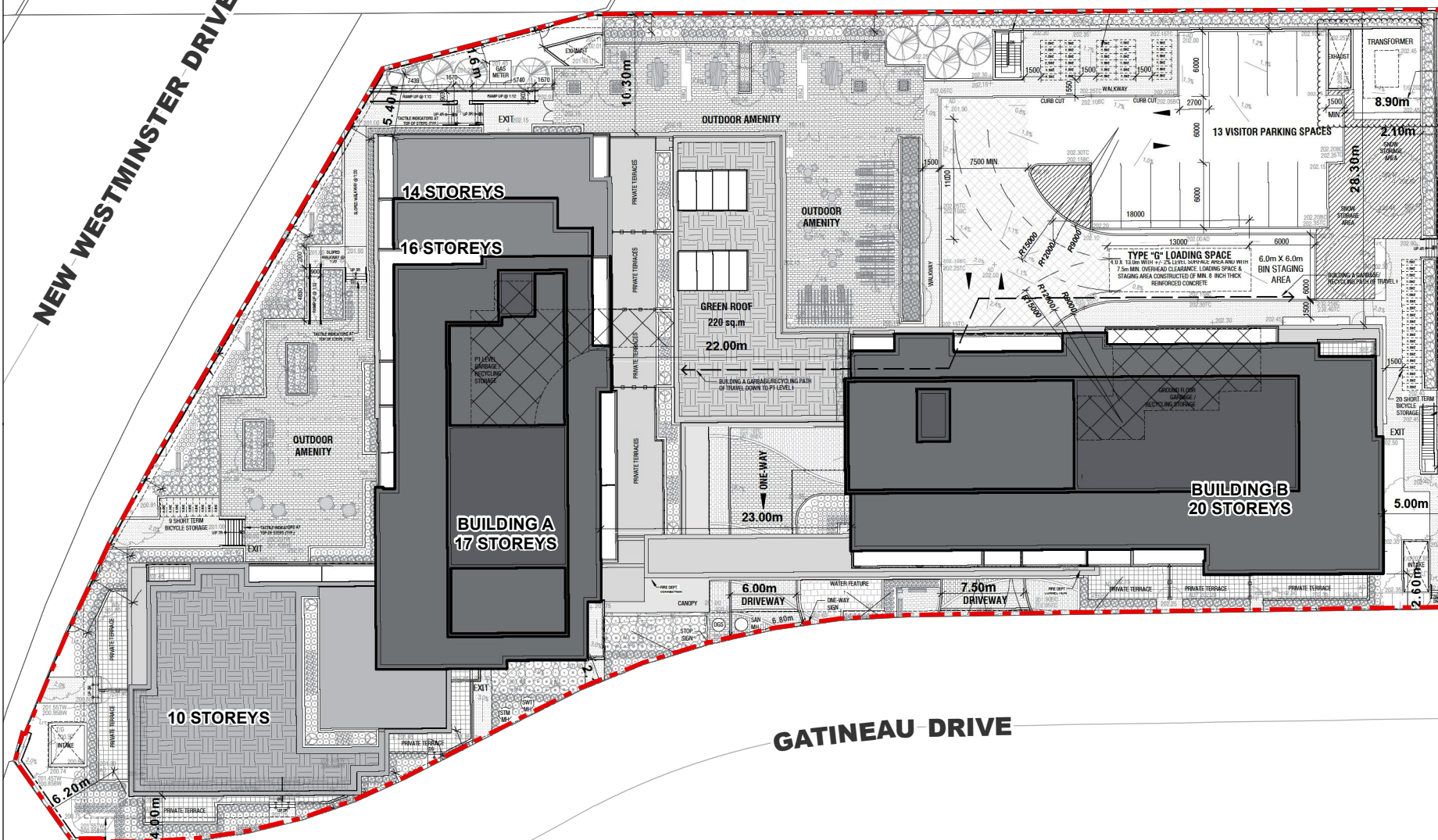
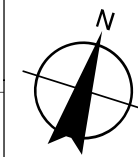
FILE:
19CDM-22V002

RELATED FILES:
Z.08.032 and DA.13.014

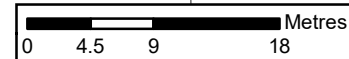
DATE:
September 13, 2022

2

NEW WESTMINSTER DRIVE



Subject Lands



Site Plan

LOCATION:
10 and 20 Gatineau Drive
Part 2 Plan 65R-37034
Part of Lot 6 Concession 2

APPLICANT:
D'Or Developments Inc.



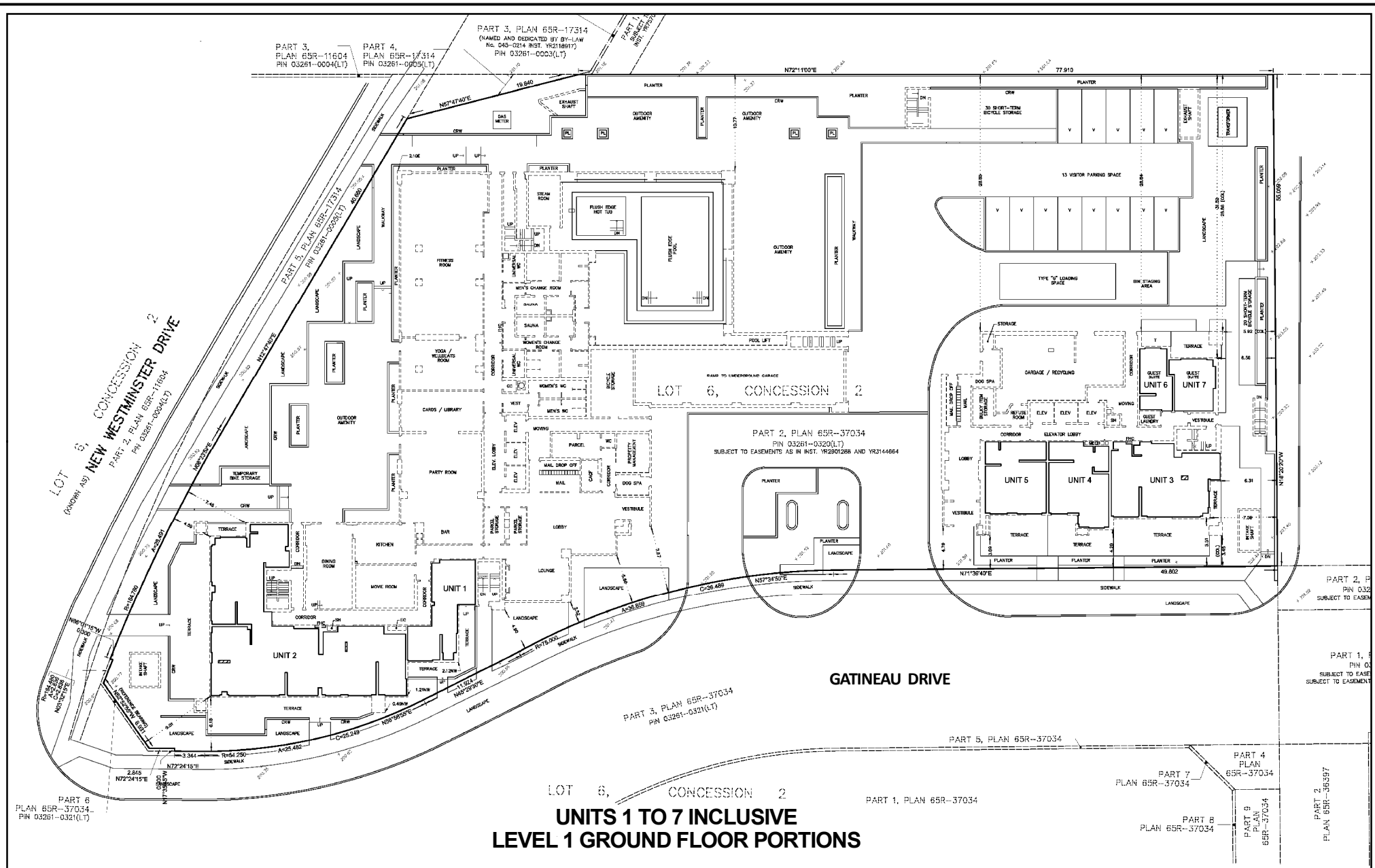
RELATED FILES:
Z.08.032 and DA.13.014

Attachment

FILE:
19CDM-22V002

DATE:
September 13, 2022

3



Draft Plan of Condominium File 19CDM-22V002 - Level 1

LOCATION:
10 and 20 Gatineau Drive
Part of Lot 6 Concession 2

APPLICANT:
D'Or Developments Inc.



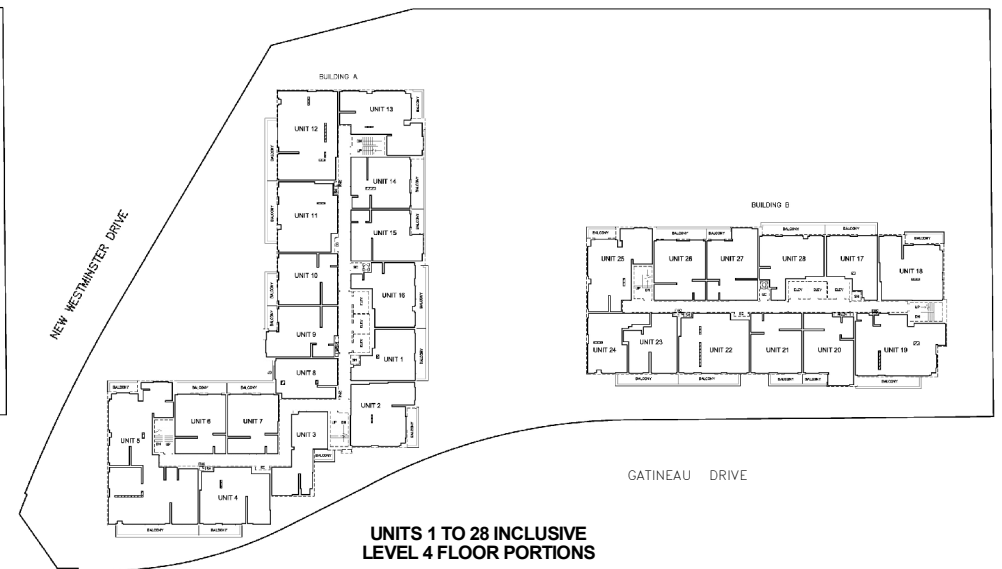
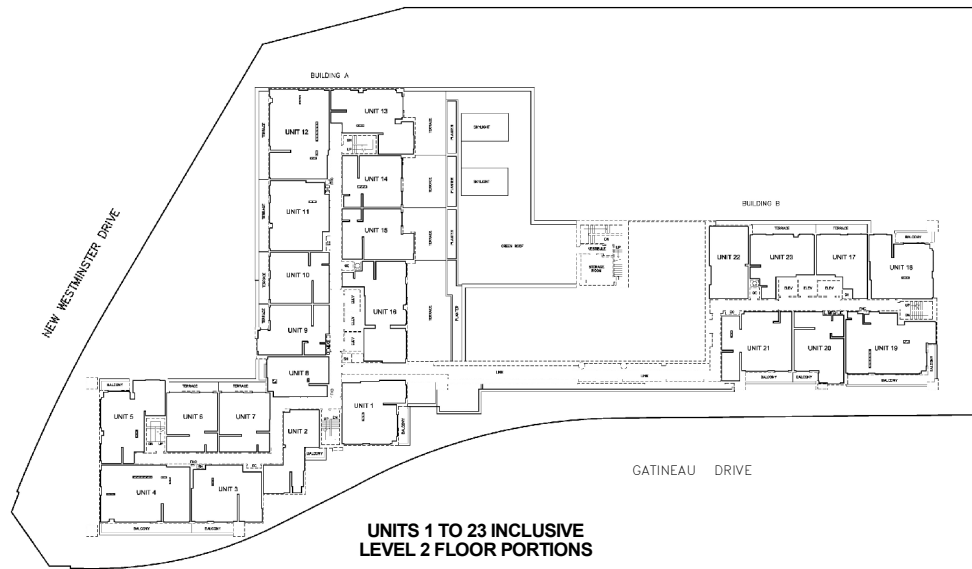
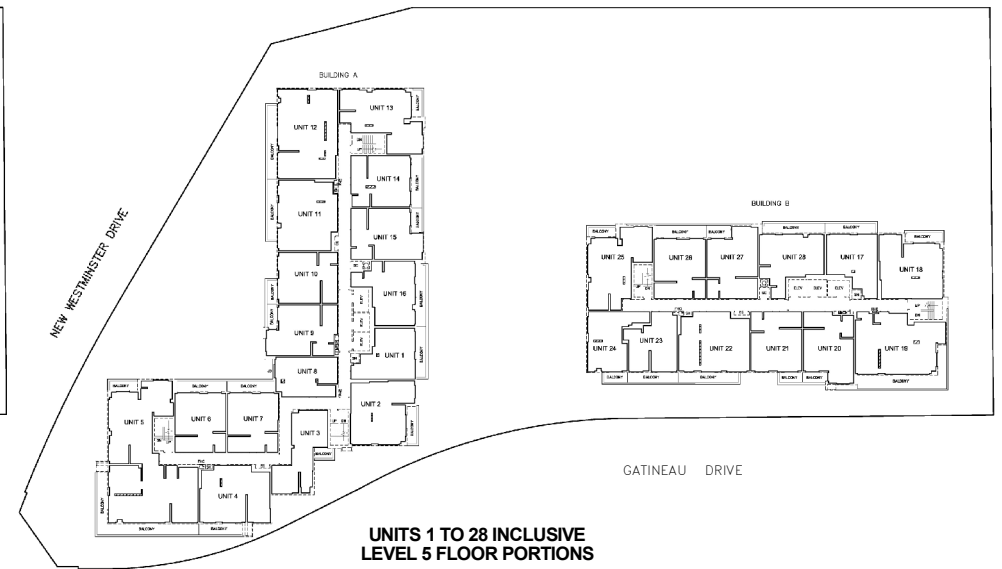
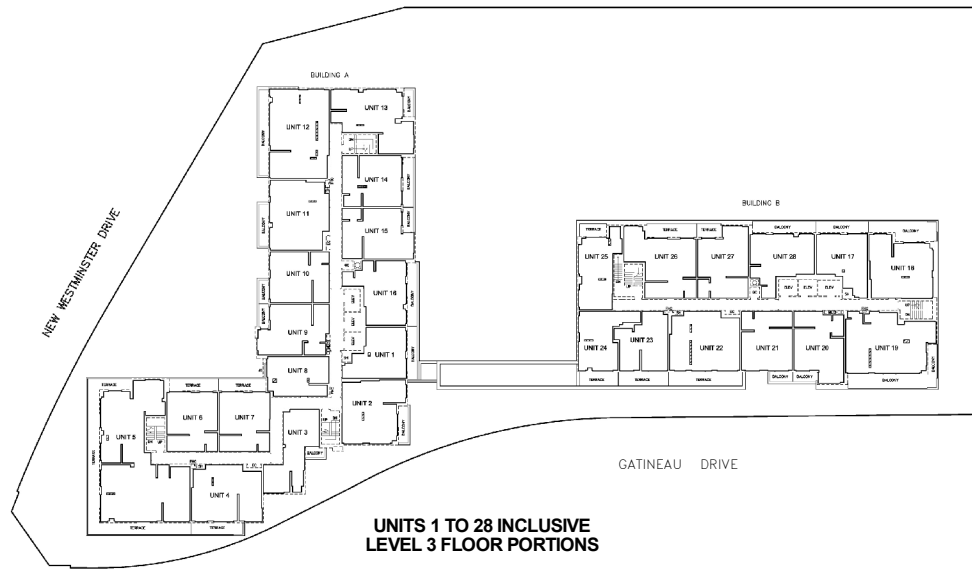
Attachment

FILE:
19CDM-22V002

RELATED FILES:
Z.08.032 and DA.13.014

DATE:
September 13, 2022

4



Draft Plan of Condominium File 19CDM-22V002 - Levels 2 - 5

LOCATION:
10 and 20 Gatineau Drive
Part of Lot 6 Concession 2

APPLICANT:
D'Or Developments Inc.



Attachment

FILE:
19CDM-22V002

RELATED FILES:
Z.08.032 and DA.13.014

DATE:
September 13, 2022

5



Draft Plan of Condominium File 19CDM-22V002 - Levels 6 - 9

LOCATION:
10 and 20 Gatineau Drive
Part of Lot 6 Concession 2

APPLICANT:
D'Or Developments Inc.



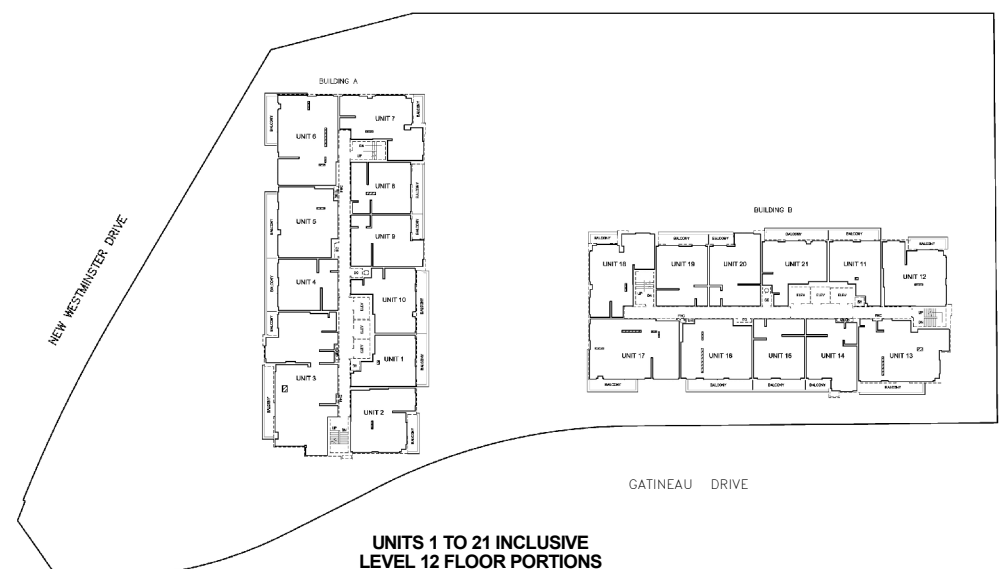
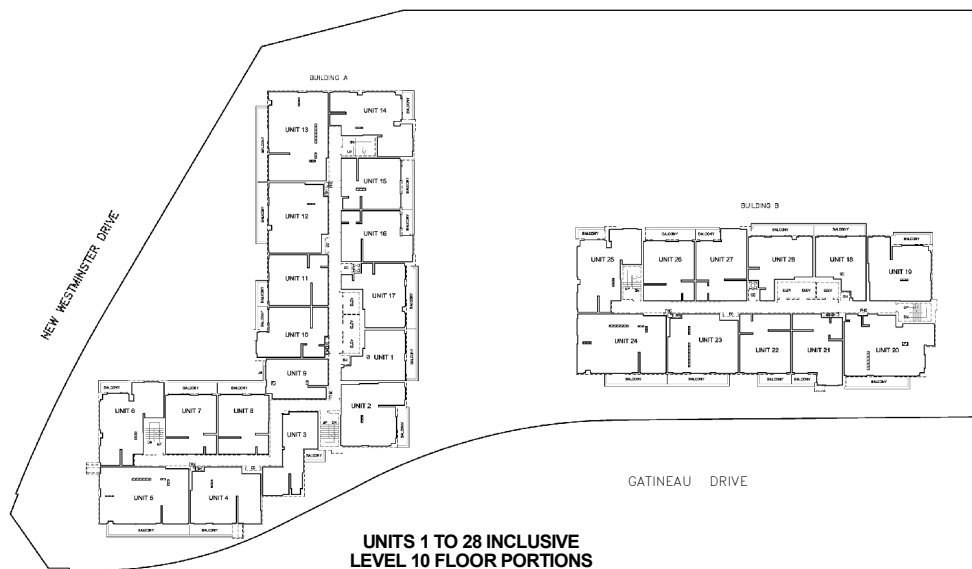
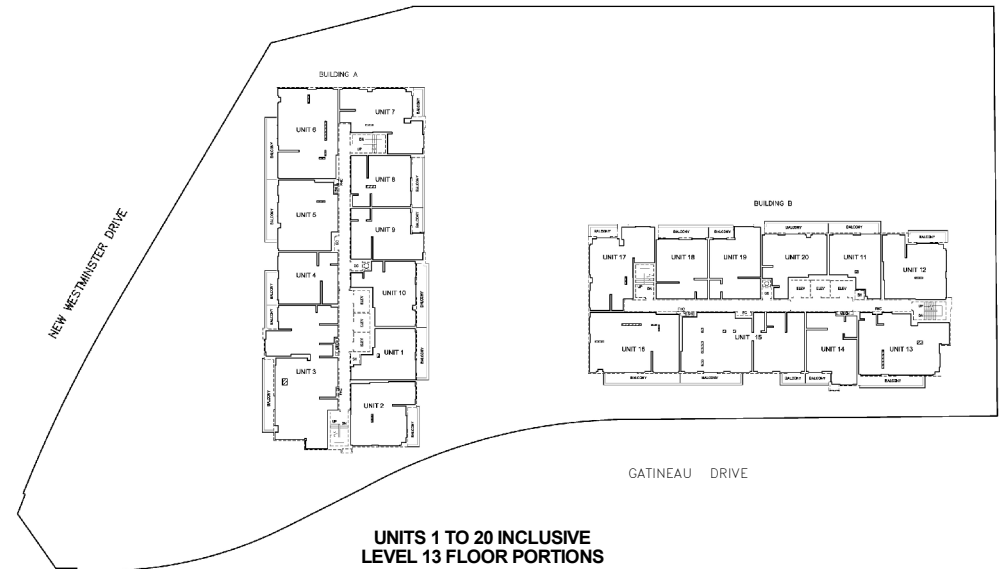
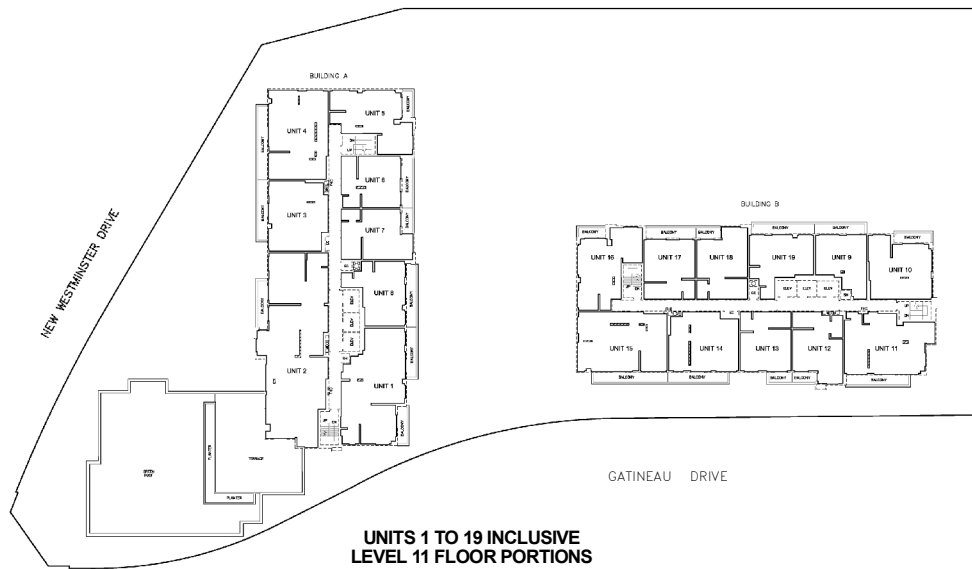
Attachment

FILE:
19CDM-22V002

RELATED FILES:
Z.08.032 and DA.13.014

DATE:
September 13, 2022

6



Draft Plan of Condominium File 19CDM-22V002 - Levels 10 - 13

LOCATION:
10 and 20 Gatineau Drive
Part of Lot 6 Concession 2

APPLICANT:
D'Or Developments Inc.



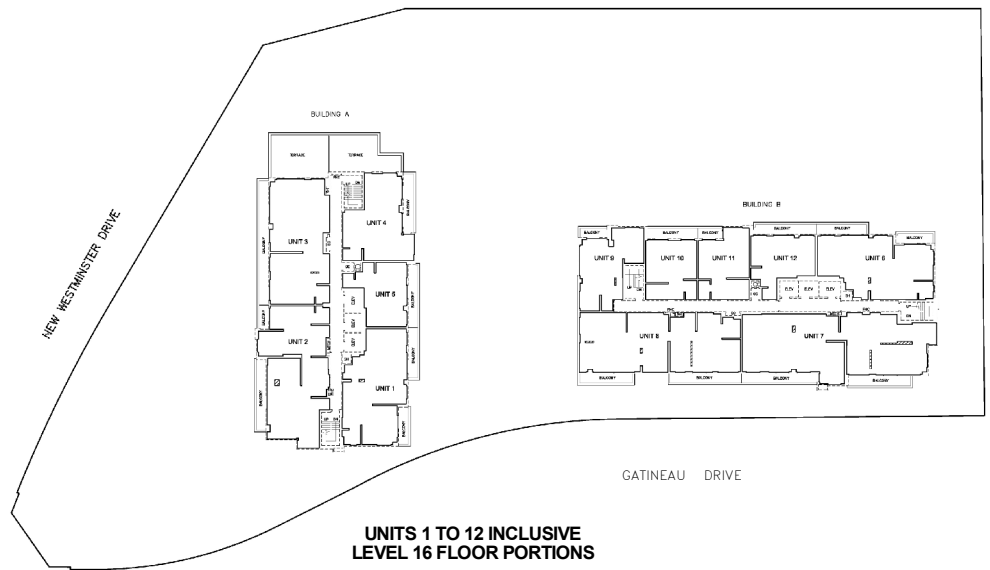
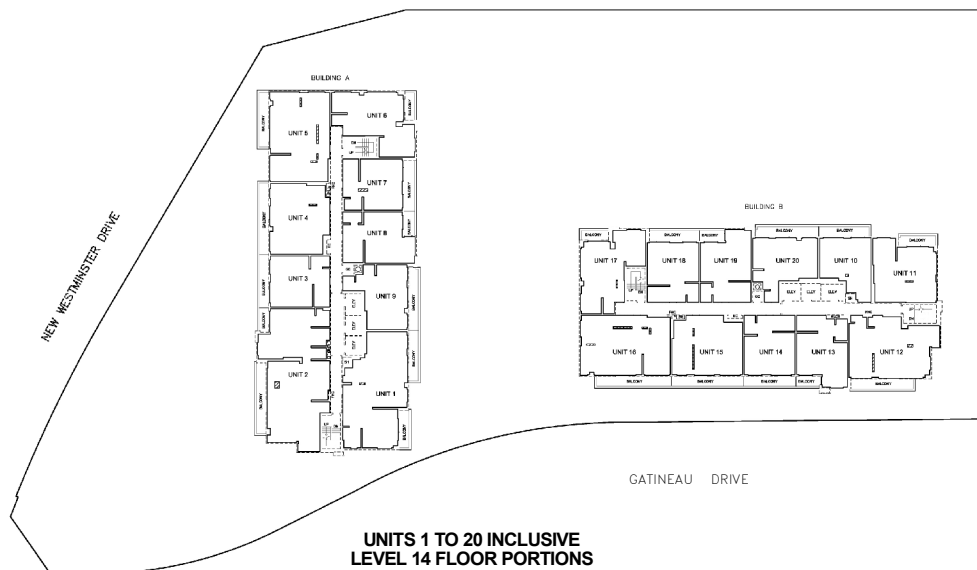
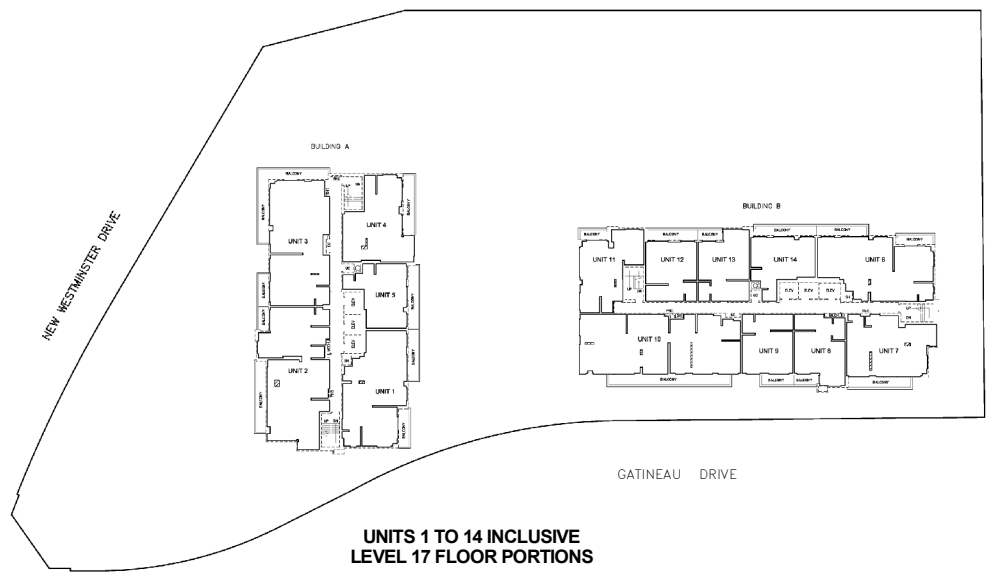
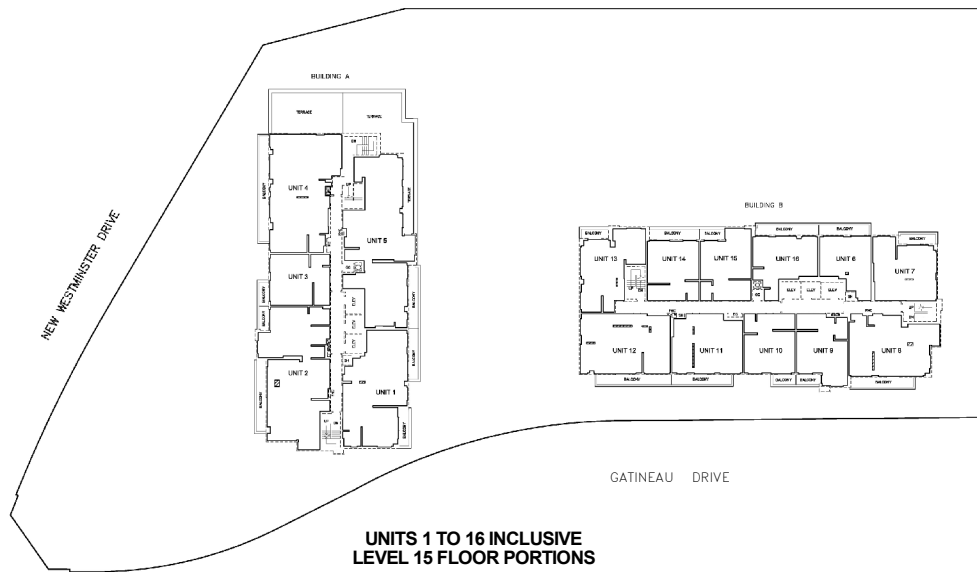
Attachment

FILE:
19CDM-22V002

RELATED FILES:
Z.08.032 and DA.13.014

DATE:
September 13, 2022

7



Draft Plan of Condominium File 19CDM-22V002 - Levels 14 - 17

LOCATION:
10 and 20 Gatineau Drive
Part of Lot 6 Concession 2

APPLICANT:
D'Or Developments Inc.



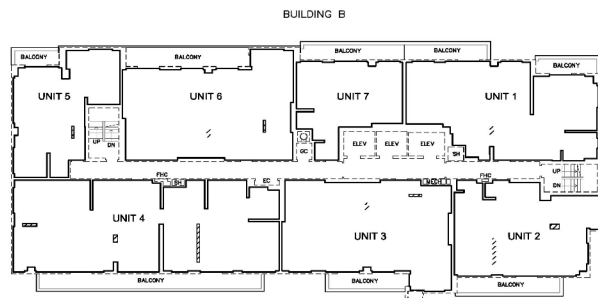
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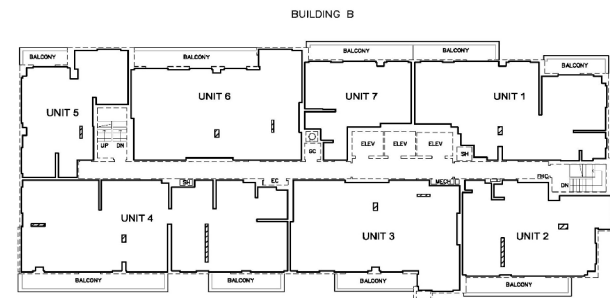
RELATED FILES:
Z.08.032 and DA.13.014

DATE:
September 13, 2022

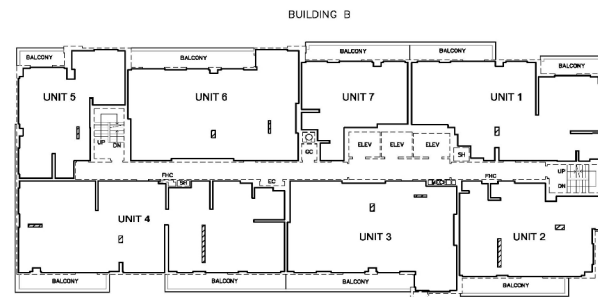
8



**UNITS 1 TO 7 INCLUSIVE
LEVEL 19 FLOOR PORTIONS**



**UNITS 1 TO 7 INCLUSIVE
LEVEL 20 FLOOR PORTIONS**



**UNITS 1 TO 7 INCLUSIVE
LEVEL 18 FLOOR PORTIONS**

Draft Plan of Condominium File 19CDM-22V002 - Levels 18 - 20

LOCATION:
10 and 20 Gatineau Drive
Part of Lot 6 Concession 2

APPLICANT:
D'Or Developments Inc.



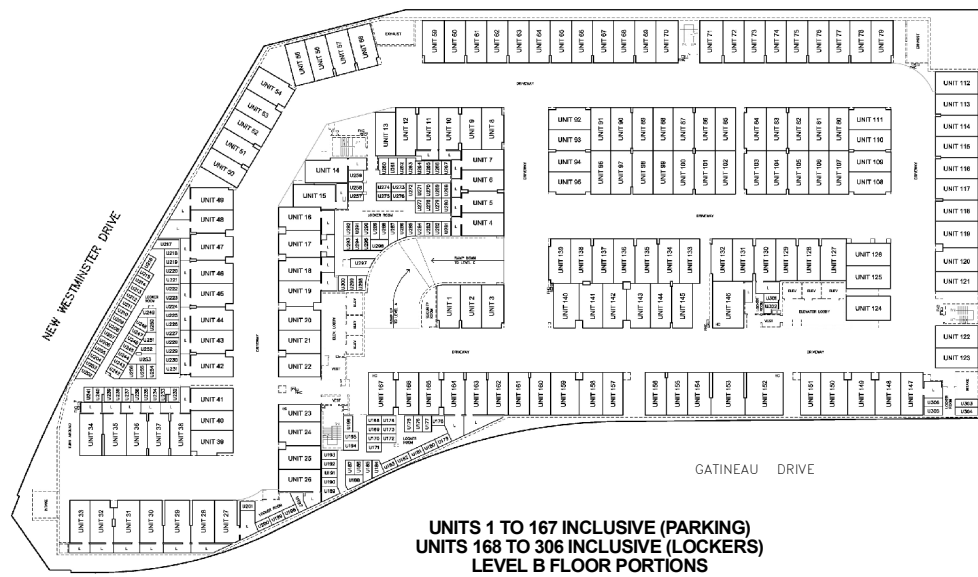
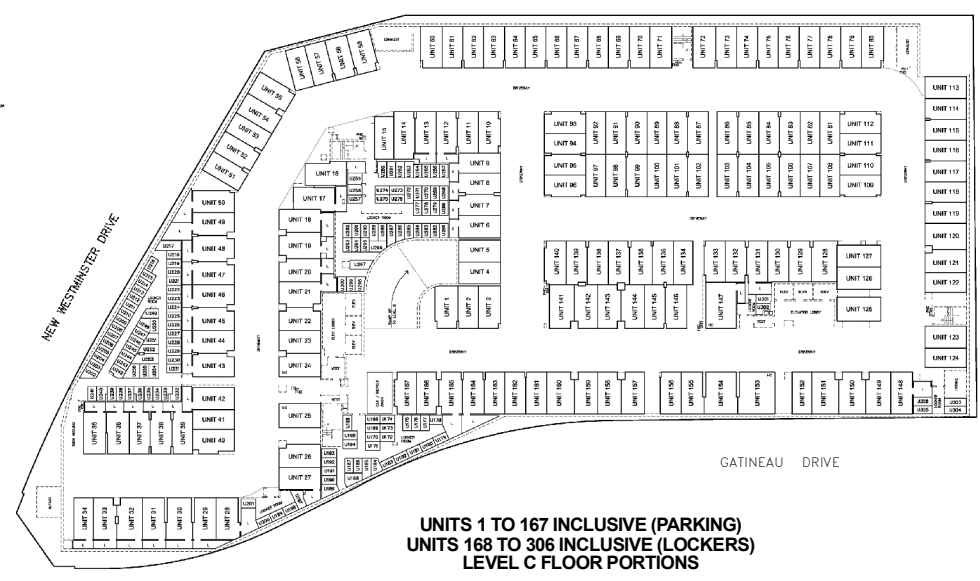
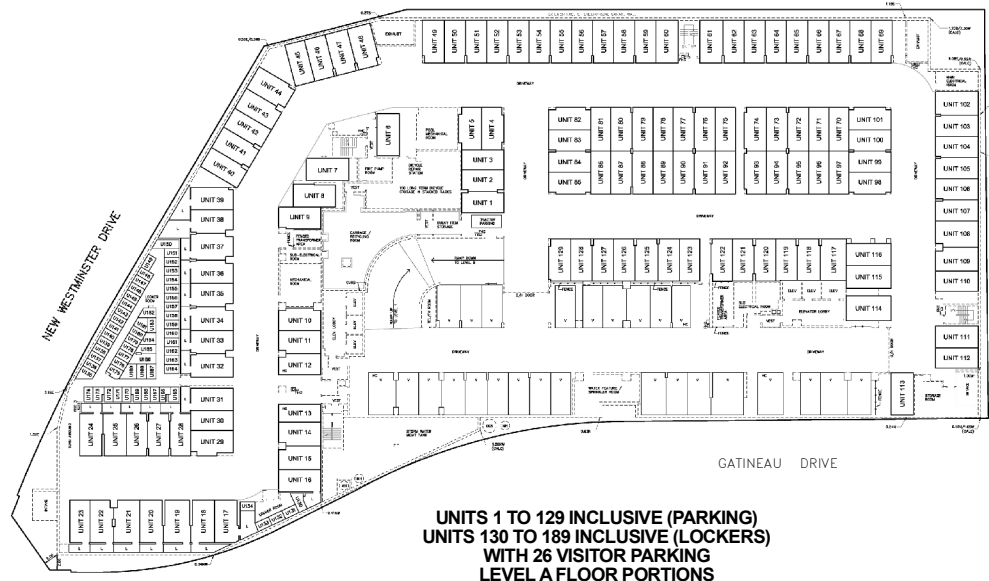
Attachment

FILE:
19CDM-22V002

RELATED FILES:
Z.08.032 and DA.13.014

DATE:
September 13, 2022

9



Draft Plan of Condominium File 19CDM-22V002 - Levels A,B,C

LOCATION:
10 and 20 Gatineau Drive
Part of Lot 6 Concession 2

APPLICANT:
D'Or Developments Inc.



RELATED FILES:
Z.08.032 and DA.13.014

DATE:
September 13, 2022

Attachment

FILE:
19CDM-22V002

10

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 28, 2022

Item 4, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 28, 2022.

**4. PROPOSED STREET NAME DRAFT PLAN OF SUBDIVISION FILE
19T-13V006 RELATED FILES OP.12.010, Z.12.025 AND DA.13.021
1834371 ONTARIO INC. (LIBERTY DEVELOPMENT CORPORATION)
SOUTHWEST CORNER OF HIGHWAY 7 AND MAPLECRETE ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated September 13, 2022:

Recommendations

1. THAT the following street name for the new street within proposed Draft Plan of Subdivision file 19T-13V006, as shown on Attachment 1, BE APPROVED:

Proposed Name

Elmcreek Street

Committee of the Whole (1) Report

DATE: Tuesday, September 13, 2022

WARD(S): 4

TITLE: PROPOSED STREET NAME

**DRAFT PLAN OF SUBDIVISION FILE 19T-13V006
RELATED FILES OP.12.010, Z.12.025 AND DA.13.021
1834371 ONTARIO INC. (LIBERTY DEVELOPMENT
CORPORATION)
SOUTHWEST CORNER OF HIGHWAY 7 AND MAPLECRETE
ROAD**

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval to name a new street “Elmcreek Street” within proposed Draft Plan of Subdivision file 19T-13V006, as shown on Attachment 1.

Report Highlights

- The Owner is seeking approval to name a new street “Elmcreek Street” within proposed Draft Plan of Subdivision file 19T-13V006, as shown on Attachment 1.
- The proposed street name is supported by the Vaughan Metropolitan Centre Program Division of the Policy Planning and Special Programs Department, as it aligns with the landscape-base theme for the Vaughan Metropolitan Centre, which commemorates the agricultural heritage of the historic village of Edgeley.
- The proposed street name is consistent with the City’s Street Naming Policy and Procedures that were approved by Vaughan Council on December 10, 2013.

Recommendations

1. THAT the following street name for the new street within proposed Draft Plan of Subdivision file 19T-13V006, as shown on Attachment 1, BE APPROVED:

Proposed Name

Elmcreek Street

Background

The Development Planning Department received an application by 1834371 Ontario Inc. (Liberty Development Corporation) to name a new street within proposed Draft Plan of Subdivision file 19T-13V006, as shown on Attachment 1. The new proposed street name fits well with the narrative of the VMC, as it reflects the cultural heritage character of the historic village of Edgeley, with its rich agricultural roots of orchards and productive landscapes. Many of the streets in the Vaughan Metropolitan Centre have a similar landscape-based theme.

Previous Reports/Authority

N/A

Analysis and Options

The Owner is seeking approval to name a new street “Elmcreek Street” within proposed Draft Plan of Subdivision file 19T-13V006, as shown on Attachment 1.

The York Region, Community Planning and Development Services Department has no objection to the proposed street name. The Development Planning Department and the Fire and Rescue Department have reviewed the street name for appropriateness and determined it to be satisfactory.

The proposed street name is consistent with the City’s Street Naming Policy and Procedures that was approved by Vaughan Council on December 10, 2013. Staff on July 20, 2022 circulated the proposed street name to each Council member and received no comments in opposition to approving the proposed street name.

The proposed street name is not the result of a charity fundraising auction/event.

Financial Impact

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

Broader Regional Impacts/Considerations

The York Region Community Planning and Development Services Department has no objection to the proposed street name.

Conclusion

The Vaughan Development Planning Department has no objection to the proposed street name “Elmcreek Street” for the new street located within the lands identified in proposed Draft Plan of Subdivision file 19T-13V006, as the name is consistent with the City’s Street Naming Policy and has been reviewed and approved by York Region and the Vaughan Fire and Rescue Services Department. Should the Committee concur, the recommendation in this report can be approved

For more information, please contact: Sylvia Cardenas, Senior GIS Technician, Development Planning Department at ext. 8051.

Attachments

1. Proposed Municipal Street Name

Prepared by

Sylvia Cardenas, Senior GIS Technician, ext. 8051

Juan Carlos Molina, Manager, Planning GIS and Analytics, ext. 8209

Nancy Tuckett, Director of Development Planning, ext. 8529

Approved by

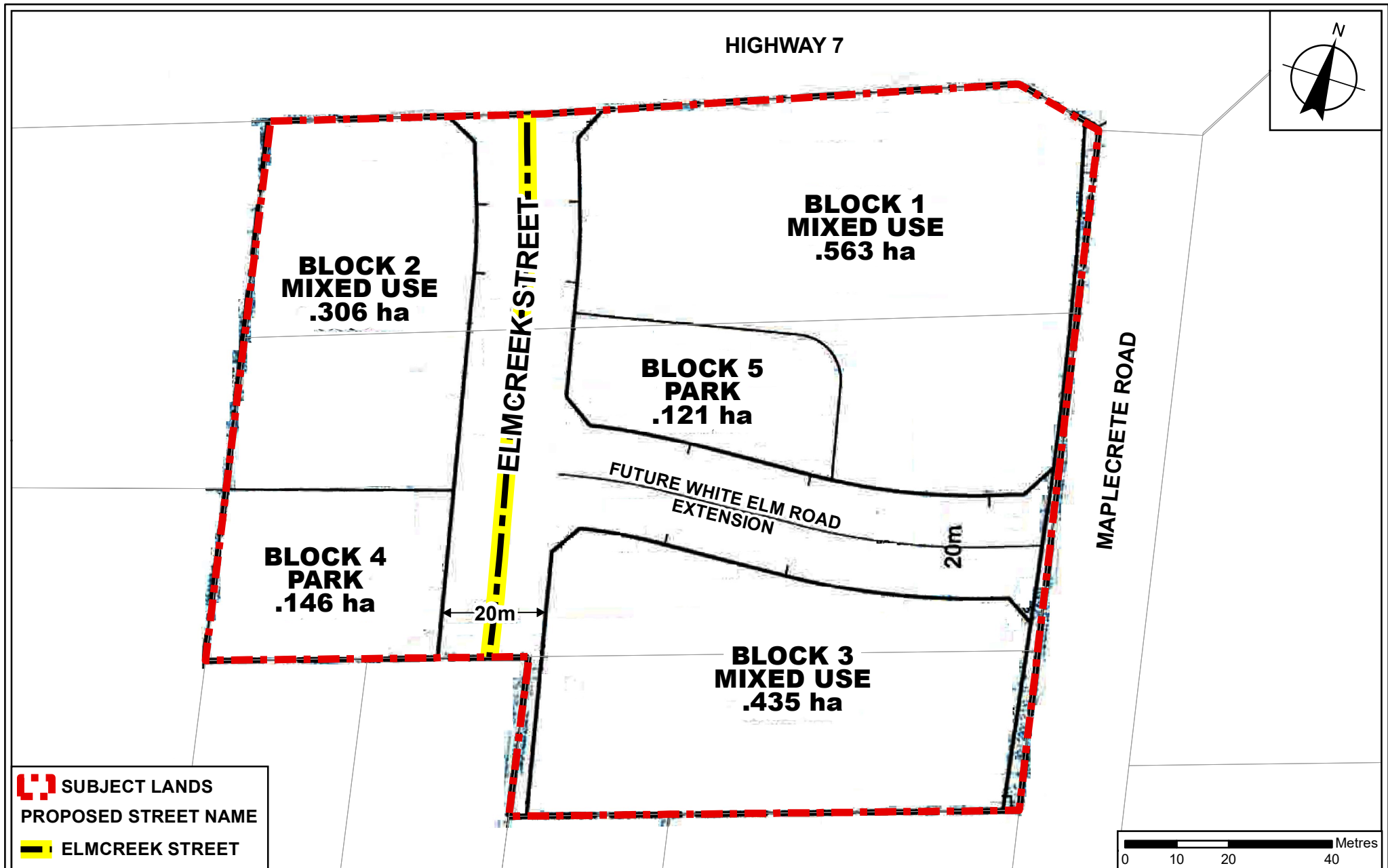


Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by



Nick Spensieri, City Manager



Proposed Municipal Street Name

LOCATION: Part of Lot 5, Concession 4
Part of Lots 1 and 2, Plan 7977

APPLICANT: 18343471 Ontario Inc.
(Liberty Development Corporation)



Attachment

FILE:
19T-13V006

DATE:
September 13, 2022

1

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 28, 2022

**5. SAFEGUARDING AND ENHANCING STAFFING LEVELS FOR
VAUGHAN FIRE AND RESCUE SERVICES COMMUNICATIONS
DIVISION**

The Committee of the Whole recommendation was dealt with and adopted without amendment at the Special Council Meeting of September 13, 2022, under Minute No. 93.

Committee of the Whole (1) Report

DATE: Tuesday, September 13, 2022 **WARD(S):** ALL

TITLE: SAFEGUARDING AND ENHANCING STAFFING LEVELS FOR
VAUGHAN FIRE AND RESCUE SERVICES COMMUNICATIONS
DIVISION

FROM:
Nick Spensieri, City Manager

ACTION: DECISION

Purpose

To request four (4) full-time employment (FTEs) Communications Operators to further safeguard and enhance staffing levels for Vaughan Fire and Rescue Service's (VFRS) Communications Division. This report provides an overview, context, and financial implications.

Report Highlights

- VFRS's Communications Division is responsible for providing front-line emergency management service to individuals who call 911 in need of help.
- Increasing staffing pressures are hindering VFRS's Communications Division and the ability to deliver such a critically important public service.
- Immediate action is required to safeguard and enhance staffing levels for VFRS's Communications Division.
- To keep each platoon fully covered 24/7 with an allowable and reasonable buffer, a request for four (4) FTEs would add one (1) person per shift to allow; one (1) member off on approved leave and leave a buffer of one (1) for known and unexpected short-term absences.

Recommendations

1. That Council approve the recruitment and immediate hire of four (4) FTEs to the Vaughan Fire and Rescue Services Communications Division.

Background

Increasing staffing pressures related to sudden and unexpected absences (short term-sick, critical, bereavement) coupled with parental leaves and short- and long-term injuries have left VFRS's Communications Division (the 911 call center) below an acceptable staff level on numerous occasions in the last six months.

It should be noted that the backup facility's main use was designated only due to a failure of equipment/technology and was not intended to be used in cases of personnel shortages.

Previous Reports/Authority

Not applicable.

Analysis and Options

To keep each platoon fully covered (a minimum of two (2) employees are need 24/7, with a buffer of one (1) FTE. an emergency approval for four (4) FTEs would add one (1) person per shift to allow; one (1) member off on approved leave and leave a buffer of one (1) for known and unexpected short-term absences.

Financial Impact

Each additional communications operator is approximately \$99,505 annually, including \$97,505 in labour costs (including overtime and benefits) and \$2,000 in related non-labour costs for uniforms, training, etc. The total estimated financial impact of hiring four communication operators is \$398,020.

The prorated 2022 financial impact of hiring these additional communication operators, assuming a hire date of Nov. 1, 2022, is estimated to be \$66,337. If required, any budget overage in 2022 may be offset by gapping from internal vacancies. This approval should nearly eliminate the need for callback overtime.

Broader Regional Impacts/Considerations

NG911 is a federal and CRTC mandated change to a national 911 VOIP (Voice Over Internet Protocol) telecommunications system occurring in the coming 2-3 years. All municipalities that operate call take/dispatch centers must make this state-of-the-art change as legacy Bell circuits are decommissioned.

VFRS has budgeted and planned for this change and is already committed to the planning and procurement phase. Opportunity for growth within York Region exists in Vaughan.

If the City will be able to attract outside dispatching capabilities, it must first eliminate any potential staffing shortages. VFRS is a leader in the York Region and the Greater Toronto and Hamilton Area. However, the Communications Division has been operating at overcapacity for some time, keeping undue pressure on staff, both frontline and administration.

Conclusion

Immediate action is required to safeguard and enhance staffing levels for VFRS's Communications Division. Therefore, it is recommended that we be permitted to immediately start a recruitment and hire four (4) Communication Operators.

For more information, please contact: Andrew Zvanitajs, Fire Chief, ext. 6301

Attachments

None.

Prepared by

Andrew Zvanitajs, Fire Chief, ext. 6301

Approved by

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

Nick Spensieri, City Manager

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 28, 2022

Item 6, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 28, 2022.

6. AMENDMENTS TO THE SHORT-TERM RENTAL LICENSING BY-LAW WITH RESPECT TO APPLICATIONS

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services, dated September 13, 2022:

Recommendations

1. THAT Council authorize the following proposed by-law amendments to Short-Term Rental Licensing By-law 158-2019, as amended, in a form satisfactory to the City Solicitor:
 - a. That the definition of “Applicant” be amended to remove the requirement to apply in person;
 - b. That the by-law be amended to remove the requirement for an applicant to apply in person, and to add that applications can be made in a manner approved by the Chief Licensing Officer.

Committee of the Whole (1) Report

DATE: Tuesday, September 13, 2022 **WARD(S):** ALL

TITLE: AMENDMENTS TO THE SHORT-TERM RENTAL LICENSING
BY-LAW WITH RESPECT TO APPLICATIONS

FROM:

Gus Michaels, Deputy City Manager, Community Services

ACTION: DECISION

Purpose

By-law and Compliance, Licensing and Permit Services (BCLPS) has launched an online portal which allows persons to apply for various licenses and permits, such as the Short-Term Rental Brokerage and Owner licenses; this report seeks Council approval to update the Short-Term Rental Licensing By-law 158-2019, as amended, to reflect that applications can be made other than in person, such as through the portal and other methods approved by the Chief Licensing Officer.

Report Highlights

- This report's intent is to bring the Short-Term Rental Licensing By-law in line with the City's modernization initiatives to make City services more accessible and efficient, such as by allowing the public to apply for licences through an online licensing portal website.

Recommendations

1. THAT Council authorize the following proposed by-law amendments to Short-Term Rental Licensing By-law 158-2019, as amended, in a form satisfactory to the City Solicitor:
 - a. That the definition of "Applicant" be amended to remove the requirement to apply in person;

- b. That the by-law be amended to remove the requirement for an applicant to apply in person, and to add that applications can be made in a manner approved by the Chief Licensing Officer.

Background

BCLPS staff are committed to providing exceptional citizen-centered services, enhancing access and streamlining services using technology, in line with Council's Strategic Plan. In March 2022, BCLPS launched the online Licensing Portal, which in addition to increasing the accessibility and efficiency of business licensing applications and permits, also helped to protect the health and well-being of staff and citizens during this global pandemic by allowing them to conduct business from their homes. This new service has been added to the Service Vaughan listing at vaughan.ca/ServiceVaughan.

The Licensing Portal expanded upon the City's list of online services by allowing persons to apply for and renew many business licenses and permits online, including the Short-Term Rental Brokerage and Owner licenses. This portal is being launched in phases, in which persons are now able to apply for most stationary business licenses, with other mobile and individual licenses becoming available in 2023.

In line with the Accessibility for Ontarians with Disabilities Act (AODA), in order to ensure accessibility for those who may not be able to complete an online form, persons will still have the option to apply for licenses by mail, email and/or through the onsite drop box.

This report seeks Council approval to amend the by-law to remove the requirement that applications need to be made in person, to ensure regulations are in sync with current practices that benefit the public.

Previous Reports/Authority

[Short-Term Rental Regulation](#). Authorized by Item No. 5 of Report No. 7 of the Finance, Administration and Audit Committee. Adopted by Vaughan City Council on May 14, 2019.

[Short-Term Rental Accommodations, Amendments to Zoning By-Law 1-88](#).

Authorized by Item No. 6 of Report No. 1 of the Committee of the Whole(1). Adopted by Vaughan City Council on November 19, 2019.

[Amendments To Short-Term Rental By-Law And Municipal Accommodation Tax, Short-Term Rental By-Law](#). Authorized by Item No. 9 of Report No. 8 of the Committee of the Whole(1). Adopted by Vaughan City Council on March 10, 2021.

Analysis and Options

No	Current State	Recommendation	Impact
1	The by-law definition of “Applicant” requires in-person application.	To remove the in-person requirement.	Ensure the by-law reflects that the public now have several options to apply for licences, such as in-person, on the online portal, by email or mail. These changes increase the accessibility and efficiency of City services to the public.
2	The by-law body advises that applications must be made in-person.	To remove the requirement to apply in-person, and to advise that applications can be made in a manner that is satisfactory to the Chief Licensing Officer.	

Financial Impact

The Licensing Portal has streamlined the business licensing review process; the impacts of which staff are currently monitoring.

Broader Regional Impacts/Considerations

These updates are an integral component of the City’s ongoing work to ensure our services are conveniently accessible online, in parallel service delivery in both the public and private sectors.

Conclusion

These updates, the launch of the online portal and accompanying by-law changes, are in line with City Council’s priority of enhancing Citizen Experience, and transformation through technology, and are one milestone in the ongoing work of BCLPS staff to enhance City services.

For more information, please contact: Susan Kelly, Director and Chief Licensing Officer, ext. 8952.

Attachments

No attachments.

Prepared by

Carol Ramchuram, Regulatory Policy Analyst, ext. 8783

Approved by

A handwritten signature in blue ink, appearing to read "Gus Michaels".

Gus Michaels, Deputy City Manager,
Community Services

Reviewed by

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

Nick Spensieri, City Manager

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 28, 2022

Item 7, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 28, 2022.

7. PROCLAMATION REQUEST FRANCO-ONTARIAN DAY

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Legal and Administrative Services & City Solicitor dated September 13, 2022:

Recommendations

1. That September 25, 2022, be proclaimed as “Franco-Ontarian Day”; and,
2. That the proclamation be posted on the City’s website and the Corporate and Strategic Communications department be directed to promote the above-noted proclamation through the various corporate channels.

Committee of the Whole (1) Report

DATE: Tuesday, September 13, 2022

WARD(S): ALL

TITLE: PROCLAMATION REQUEST
FRANCO-ONTARIAN DAY

FROM:

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

ACTION: DECISION

Purpose

To seek approval for the proclamation request received for Franco-Ontarian Day.

Report Highlights

- Respond to the request received from the Association of Francophones in York Region (AFRY).
- Proclamation is requested for the date of September 25, 2022.

Recommendations

1. That September 25, 2022, be proclaimed as “Franco-Ontarian Day”; and,
2. That the proclamation be posted on the City’s website and the Corporate and Strategic Communications department be directed to promote the above-noted proclamation through the various corporate channels.

Background

The proclamation request was received by AFRY on August 11, 2022.

September 25th is a day to commemorate the Franco-Ontarian flag as well as the presence of the Francophone community. Council has previously granted this request.

AFRY has also requested a flag raising for the same date.

Previous Reports/Authority

[Committee of the Whole \(1\) - June 16, 2020](#)

Analysis and Options

The proclamation request meets the requirements of the City's Proclamation Policy, as follows:

- 2.1. For the purposes of section 2, a proclamation may be issued for:
 - 2.1.1. Arts, culture or heritage commemorations in the City of Vaughan

Financial Impact

There is no financial impact expected with respect to this proclamation request.

Broader Regional Impacts/Considerations

Not applicable.

Conclusion

Having reviewed the request, staff is recommending that September 25, 2022, be proclaimed as "Franco-Ontarian Day"; that the proclamation be posted on the City's website; and, that the Corporate and Strategic Communications department be directed to promote the proclamation through the various corporate channels.

For more information, please contact: Todd Coles, City Clerk

Attachment

1. Correspondence from AFRY, received on August 11, 2022

Prepared by

Julia Bartolomeo, Supervisor, City Clerk's Administrative Services, ext. 8280

Approved by

A handwritten signature in black ink, appearing to read "Wendy Law", with a stylized flourish at the end.

Wendy Law
Deputy City Manager
Legal and Administrative Services
& City Solicitor

Reviewed by

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

Nick Spensieri, City Manager

FLAG RAISING & PROCLAMATION REQUEST FORM

I am requesting the following (please select all that apply):

- ☒ **Flag Raising** (*Complete Parts 1-3, Parts 5 & 6, Annex A, Annex B*)
- ☒ **Proclamation** (*Complete Parts 1-4*)

PART 1: ORGANIZATION DETAILS

ORGANIZATION NAME

Association of Francophones in York Region

ORGANIZATION TYPE

Not-for-profit

PART 2: REQUESTER DETAILS

LAST NAME OR SINGLE NAME

MENASRIA

FIRST NAME

Yasmine Malek

STREET ADDRESS

1145 Nicholson rd

APT/UNIT NUMBER

Unit 1

CITY/TOWN

Newmarket

PROVINCE

ON

POSTAL CODE

L3Y 9C3

EMAIL ADDRESS

projets@afry.ca

TELEPHONE NUMBER

[REDACTED]

PART 3: ALTERNATE CONTACT DETAILS

LAST NAME OR SINGLE NAME

Nguyen

FIRST NAME

Rose-Marie

STREET ADDRESS

1145 Nicholson rd

APT/UNIT NUMBER

Unit 1

CITY/TOWN

Newmarket

PROVINCE

ON

POSTAL CODE

L3Y 9C3

EMAIL ADDRESS

tee.munautaire@afry.ca

TELEPHONE NUMBER

[REDACTED]

PART 4: PROCLAMATION REQUEST DETAILS

CAUSE/EVENT/COMMEMORATION TO BE PROCLAIMED (*Written as you want it to be Declared by Council*)



DAY



WEEK



MONTH

PART 5: FLAG RAISING DETAILS

CAUSE/EVENT/COMMEMORATION TO BE RECOGNIZED

Ontarian's francophone day

FLAG TO BE RAISED (*Please attach an image of the flag to this form*)

Franco-ontarian flag

ANTHEM OR MUSIC TO BE PLAYED (*If required*)

Mon beau drapeau anthem

WILL THERE BE A PUBLIC EVENT AT CITY HALL FOLLOWING THE FLAG RAISING CEREMONY?



YES - To book an appropriate space at City Hall and required equipment following the ceremony, please contact Recreation Services by telephone at (905) 832-8500 or by email at RecCSD@vaughan.ca.



NO

PART 6: PUBLIC CEREMONY DETAILS

The City of Vaughan endeavors to accommodate the requestor's preferred date, however it is **NOT GUARANTEED**. To assist in scheduling your public ceremony, we ask you to designate up to 3 alternate dates for booking.

PREFERRED CEREMONY DATE

9/25/22

ALTERNATE CEREMONY DATE 1

ALTERNATE CEREMONY DATE 2

ALTERNATE CEREMONY DATE 3

TIME OF DAY PREFERENCE



AM (09:00 a.m. – 12:00 p.m.)



PM (12:00 p.m. – 4:00 p.m.)

ESTIMATED NUMBER OF ATTENDEES

90

THE FOLLOWING HAVE BEEN ATTACHED TO THIS REQUEST (Please note that these are **REQUIRED** as part of the request approval)



Completed Annex A Draft Ceremony Agenda (*See Page 4*)



Completed Annex B Dignitaries/VIPs Attending/Invited (*See Page 5*)



Image of the Flag to be Raised

Personal information on this form is collected under the authority of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M.56, and will be used for the purpose of processing requests to conduct flag raisings at Vaughan City Hall. Questions about this collection of personal information should be directed to the Office of the City Clerk, City of Vaughan, 2141 Major Mackenzie Drive, Vaughan, Ontario, L6A 1T1, 905-832-8504.

ANNEX A: DRAFT CEREMONY AGENDA

Please complete the following agenda, with an estimate of the start and end time, and estimated time at which each item will occur. Items may include speeches from dignitaries, playing of songs or anthems, and any displays or performances that may take place during the ceremony. A sample agenda is available online, [click here to view](#).

TIME	ITEM
11:00	Opening of the ceremony by the president of AFRY and speech
11:10	Mayor delivers his address to guests.
11:20	Member of Parliament delivers their address to guests
11:30	Children choir deliver francophone songs
11:45	Flag raising accompanied with children choir performing the anthem
12:00	Closure of the ceremony by the master

Personal information on this form is collected under the authority of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M.56, and will be used for the purpose of processing requests to conduct flag raisings at Vaughan City Hall. Questions about this collection of personal information should be directed to the Office of the City Clerk, City of Vaughan, 2141 Major Mackenzie Drive, Vaughan, Ontario, L6A 1T1, 905-832-8504.

ANNEX B: DIGNITARY/VIPs ATTENDING/INVITED

Please complete the following list, indicating any dignitaries or VIPs (including the Mayor and Members of Vaughan Council) who have or will be invited to participate or attend the flag raising ceremony. We ask that you identify each person's name, and the organization to which they are associated, if applicable.

NOTE: You are responsible for issuing invitations and providing ceremony details to all dignitaries or VIPs if you wish them to attend, **EXCEPT** for the Mayor and Members of Vaughan Council, who will be contacted by city staff if you wish them to attend.

NAME	ORGANIZATION
Mayor of Vaughan	City of Vaughan
Members of Vaughan Council	City of Vaughan
Francesco Sorbara	Member of parliament woodbridge-Vaughan
Members of AFRY council	Association on francophones in York region (AFRY)

Personal information on this form is collected under the authority of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M.56, and will be used for the purpose of processing requests to conduct flag raisings at Vaughan City Hall. Questions about this collection of personal information should be directed to the Office of the City Clerk, City of Vaughan, 2141 Major Mackenzie Drive, Vaughan, Ontario, L6A 1T1, 905-832-8504.

FLAG RAISING & PROCLAMATION REQUEST FORM

INSTRUCTIONS FOR COMPLETING THIS FORM

PART 1: ORGANIZATION DETAILS
<ul style="list-style-type: none">• Please provide your organization's full official name.• Select the most appropriate type from the options provided.
PART 2: REQUESTOR DETAILS
<ul style="list-style-type: none">• Identify the primary contact for this request on behalf of the organization identified in Part 1.
PART 3: ALTERNATE CONTACT DETAILS
<ul style="list-style-type: none">• Please make sure to identify an alternate contact to ensure staff can reach a representative of your organization if the primary contact is unavailable on short notice.
PART 4: PROCLAMATION REQUEST DETAILS
<ul style="list-style-type: none">• Identify the occasion being recognized by this proclamation, i.e. national day, independence day, awareness month.• Please select whether the date to be proclaimed is a specific day, for a week or for an entire month.
PART 5: FLAG RAISING DETAILS
<ul style="list-style-type: none">• Identify the occasion being recognized by this flag raising ceremony, i.e. national day, independence day, awareness month.• It is imperative that you supply a clear image of the flag to ensure staff reviewing the request can ensure that it complies with our policies and protocols.• Please consult the Protocol Services page online for full details on flag raising ceremonies.• This request only covers flag raising ceremonies, if you wish to conduct an event to celebrate after the ceremony is concluded you MUST contact Recreation Services to book locations and resources for that event.• Please note that if you require additional resources or time for your ceremony, you will also need to contact Recreation Services to book rooms, spaces and equipment beyond that normally provided by the City of Vaughan.
PART 6: PUBLIC CEREMONY DETAILS
<ul style="list-style-type: none">• Provide alternate dates and times to ensure the availability of our space, staff, resources and Council for the ceremony.• It is imperative that you provide an <u>accurate</u> estimate to ensure we provide appropriate seating and security for the ceremony.• Ensure that all three documents are attached with your request or it may be denied for completeness.

ANNEX A: DRAFT CEREMONY AGENDA

- Please detail each item of the agenda in order, including the approximate time that it will take place.
- Items may include an Introduction, Official Greetings from the Mayor, Raising of the Flag, etc.; try to provide any additional details that might be helpful such as noting that the anthem should be played when the flag is being raised.
- A sample of the draft ceremony agenda is provided below to help guide you in completing this page:

Time	Item
12:00	Master of Ceremonies provides an introduction and welcomes everyone to the ceremony.
12:05	President of the organization delivers greetings and acknowledges dignitaries.
12:10	Mayor delivers his address to guests.
12:15	Member of Parliament delivers their address to guests.
12:25	Children's choir sings cultural song.
12:35	Organization and dignitaries raise the flag, while the anthem is played.
12:45	Master of Ceremonies thanks everyone and closes the ceremony.

- Staff will work with you on finalizing the agenda for your ceremony after the request has been submitted.

ANNEX B: DIGNITARY/VIPs ATTENDING/INVITED

- Provide the name and organizations for all dignitaries or VIPs you are inviting to attend the ceremony.
- Dignitaries and VIPs might include the Mayor and Members of Vaughan Council, Members of Parliament, Members of Provincial Parliament, Ambassadors or High Commissioners from foreign embassies or high commissions, CEOs or Presidents of corporations, etc.
- Please note that city staff will only issue invitations and information to the Mayor and Members of Council, you are required to invite and inform all other dignitaries and VIPs listed on this page of your request form.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 28, 2022

-
8. **PRISTINE HOMES (PINE GROVE) INC. OFFICIAL PLAN AMENDMENT
FILE OP.20.004 ZONING BY-LAW AMENDMENT FILE Z.20.011 8337,
8341, 8345, 8349, 8353 AND 8359 ISLINGTON AVENUE VICINITY OF
ISLINGTON AVENUE AND PINE GROVE ROAD (REFERRED)**

**The Committee of the Whole recommendation was dealt with and
adopted without amendment at the Special Council Meeting of
September 13, 2022, under Minute No. 94.**

Committee of the Whole (1) Report

DATE: Tuesday, September 13, 2022

WARD: 2

**TITLE: PRISTINE HOMES (PINE GROVE) INC.
OFFICIAL PLAN AMENDMENT FILE OP.20.004
ZONING BY-LAW AMENDMENT FILE Z.20.011
8337, 8341, 8345, 8349, 8353 AND 8359 ISLINGTON AVENUE
VICINITY OF ISLINGTON AVENUE AND PINE GROVE ROAD
(REFERRED)**

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

The Owner seeks approval from the Committee of the Whole for applications to amend Vaughan Official Plan 2010 and Zoning By-law 1-88 for the subject lands shown on Attachment 1, to permit the development of a 6-storey residential apartment building with 125 units and a Floor Space Index of 2.42 times the area of the lot, as shown on Attachments 3 to 6.

Report Highlights

- The Owner seeks approval to amend Vaughan Official Plan 2010 and Zoning By-law 1-88 to permit a 6-storey residential apartment building.
- Official Plan and Zoning By-law Amendment Applications are required to permit the development.
- The Development Planning Department supports the approval of the applications as they are consistent with the Provincial Policy Statement, 2020, conform to the Growth Plan for the Greater Golden Horseshoe, 2019, as amended, and the York Region Official Plan 2010, and are compatible with the existing and planned land uses in the surrounding area.

Recommendations

Council, at its meeting of June 28, 2022, adopted the following recommendations, (Item 19, Committee of the Whole, Report No. 30):

By approving that consideration of this matter be deferred to the Committee of the Whole (2) meeting of September 20, 2022; and

That the following Communications be received:

- C27. Stephen Tsui, dated June 21, 2022;
- C38. Quinto M. Annibale, Loopstra Nixon LLP, Queens Plate Drive, Toronto, dated June 24, 2022;
- C42. Christopher Pinto, YRSCC 1044, dated June 26, 2022;
- C43. Paul Antolin, dated June 27, 2022;
- C44. Paul Antolin, dated June 27, 2022;
- C46. Julia Lurye, Horlick Levitt Di Lella LLP, Sheppard Avenue East, Toronto, dated June 27, 2022; and
- C53. Petition submitted by John Spano.

Recommendations of the Committee of the Whole of June 21, 2022:

- 1. That consideration of this matter be deferred to the Council meeting of June 28, 2022; and
- 2. That comments from the following speakers and Communication, be received:
 - 1. Mr. John Spano, Riverside Drive, Vaughan;
 - 2. Ms. Franca Porretta, Birch Hill Road, Woodbridge;
 - 3. Mr. Anthony Guglielmi, Riverside Drive, Vaughan;
 - 4. Mr. Stephen Tsui, Islington Avenue, Woodbridge;
 - 5. Ms. Rosemarie Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, and Communication C18 dated June 20, 2022; and
 - 6. Mr. Brendan Ruddick, Loopstra Nixon LLP, Queen's Plate Drive, Toronto.

Report of the of the Deputy City Manager, Planning and Growth Management, dated June 21, 2022:

- 1. THAT Official Plan Amendment File OP.20.004 (Pristine Homes (Pine Grove) Inc.) BE APPROVED, to amend the City of Vaughan Official Plan 2010, specifically the Woodbridge Centre Secondary Plan, to redesignate the subject lands from Low-Rise Residential (2) to Low-Rise Residential (3), as shown on

Attachment 2, to permit a maximum permitted building height of 6-storeys and Floor Space Index of 2.42 times the area of the lot, and to permit a building setback of 3 m from Islington Avenue;

2. THAT Zoning By-law Amendment File Z.20.011 (Pristine Homes (Pine Grove) Inc.) BE APPROVED, to amend Zoning By-law 1-88 to rezone the subject lands from the “R2 Residential Zone” to the “RA3(H) Apartment Residential Zone” with the Holding Symbol “(H)”, as shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report;
3. THAT the Holding Symbol “(H)” shown on Attachment 3 shall not be removed from the Subject Lands, or any portion thereof, until the following conditions are satisfied:
 - a) Water and sanitary servicing capacity shall be identified and allocated by Vaughan Council for the Development;
 - b) The Owner shall obtain an access easement with the abutting lands to the south to utilize the existing access onto Islington Avenue for the Development;
 - c) The Owner shall address all comments to the satisfaction of the Toronto and Region Conservation Authority (the “TRCA”);
 - d) The Owner shall submit and obtain approval of a Site Development Application to facilitate the Development, which shall also address all outstanding comments provided through Official Plan Amendment File OP.20.004 and Zoning By-law Amendment File Z.20.011; and
 - e) The Owner shall address all Noise Feasibility Study comments to the Satisfaction of the Development Engineering Department.
4. THAT the implementing Zoning By-law Amendment include the provision for a monetary contribution of \$144,000 pursuant to Section 37 of the *Planning Act* towards the following potential community benefits, to be finalized and implemented through a Section 37 Density Bonus Agreement executed between the Owner and the City of Vaughan in return for the increase in the maximum permitted height and Floor Space Index, to the satisfaction of the City:
 - a) Public improvements within 1 km of the subject lands (e.g. Public Parks, Community Facilities);

- b) Woodbridge Library improvements; and
 - c) Contributions towards Hospice Vaughan.
5. THAT prior to the enactment of the implementing Zoning By-law, the Owner shall enter into and execute a Section 37 Bonus Agreement with the City to secure the contribution and pay to the City the Section 37 Agreement surcharge fee in accordance with the in-effect Tariff of Fees for Planning Applications; and
 6. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the City of 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.

Background

The subject lands (the 'Subject Lands') are comprised of 6 properties municipally known as 8337, 8341, 8345, 8349, 8353 and 8359 Islington Avenue. The Subject Lands are 0.4 ha in area and are currently developed with 6 single detached dwellings, one on each property. The Subject Lands and surrounding land uses are shown on Attachment 1. The Subject Lands are fully within the regulated area of the Toronto and Region Conservation Authority ('TRCA') due to their proximity to the Humber River.

Official Plan and Zoning By-law Amendment Applications have been submitted to permit a 6-storey residential apartment building

Pristine Homes (Pine Grove) Inc. (the 'Owner') has submitted the following applications (the 'Applications') to permit a 6-storey residential apartment building with 125 dwelling units having a Floor Space Index ('FSI') of 2.42 times the area of the lot, and 157 underground and 5 at-grade parking spaces (the 'Development'), as shown on Attachments 3 to 6:

1. Official Plan Amendment File OP.20.004 to amend Vaughan Official Plan 2010 ('VOP 2010') specifically Volume 2, Section 11.11 - Woodbridge Centre Secondary Plan ('WCSP') to:
 - a) Redesignate the Subject Lands from "Low-Rise Residential (2)" to "Low-Rise Residential (3)", as shown on Attachment 2;
 - b) Increase the maximum permitted building height under the "Low-Rise Residential (3)" designation from 5 to 6-storeys and the maximum permitted FSI from 1 to 2.42 times the area of the lot; and

- c) Permit a setback of 3 m to the front wall of the building from the Islington Avenue right-of-way ('ROW'), whereas a minimum setback of 7.5 m is required by Policy 4.2.4 (1) of the WCSP.
2. Zoning By-law Amendment File Z.20.011 to rezone the Subject Lands from "R2 Residential Zone" ('R2 Zone') to "RA3 Apartment Residential Zone" ('RA3 Zone') as shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.

The Development has been revised from the proposal presented at the Public Meeting

At the time of the September 22, 2020 Public Meeting, the Development consisted of a 7-storey residential apartment building with 122 units, an FSI of 2.63 times the area of the lot and ground floor patios setback 1.8 m from the Islington Avenue right-of-way. A link to the associated Public Meeting report and attachments illustrating the previous plans can be found in the Previous Reports/Authority section of this report.

Through discussions with the Development Planning Department respecting the proposed built form, the Owner revised the Development by reducing the height to 6-storeys with a stepped down design towards the existing low-rise townhouse development to the south, reducing the FSI to 2.42 times the area of the lot, and reducing the patio projections to match the front wall of the building at a setback of 3 m from the Islington Avenue right-of-way, which is in line with the townhouse development to the south.

Despite reducing the proposed building height and density, the total number of units increased to 125 as some of the previously proposed 2-bedroom units were revised to 1-bedroom units. The northern all moves access from Pine Grove Road was also revised to a right-in only access, as shown on Attachment 3, to limit traffic conflicts with the intersection of Islington Avenue and Pine Grove Road, in accordance with comments received by York Region, who have jurisdiction over Islington Avenue, and the Development Engineering Department.

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

On August 28, 2020, the City circulated a Notice of Public Meeting (the 'Notice') to all property owners within 250 m of the Subject Lands and to the Greater Woodbridge and Village of Woodbridge Ratepayer's Association. A copy of the Notice was also posted on the City's website at www.vaughan.ca and notice signs were installed on the Subject

Lands along Islington Avenue and Pine Grove Road in accordance with the City's Notice Signs Procedures and Protocols.

Vaughan Council on September 29, 2020, ratified the recommendation of the Committee of the Whole to receive the Public Meeting report of September 22, 2020, to forward a comprehensive technical report to a future Committee of the Whole meeting, and to establish a working group consisting of the Local and Regional Councilors, residents, the Owner and staff to address outstanding issues and concerns. The working group discussion occurred on November 24, 2020. The following deputations and written submission were received by the Development Planning Department and at the Public Meeting:

Deputations:

- R. Humphries, Humphries Planning Group, Pippin Road, representing the Owner
- A. Guglielmi, Riverside Drive
- J. Spano, Riverside Drive
- F. Poretta, Birch Hill Road

Written Submissions:

- L. Colosimo, Pine Grove Road, email dated May 7, 2020
- C. Pinto and T. Venuto, Pine Grove Road, email dated May 20, 2020
- G. Furlanetto, Pine Grove Road, email dated May 20, 2020
- G. Spadafora, Pine Grove Road, email dated May 21, 2020
- L. Chiaromonte, Pine Grove Road, email dated May 21, 2020
- A. Sanita, Pine Grove Road, email dated May 29, 2020
- P. and S. Tsui, Islington Avenue, email dated June 15, 2020 and letter dated September 21, 2020
- F. Saber, Gamble Street, letter dated September 14, 2020
- S. D'Addese, Riverside Drive, letter dated September 21, 2020
- R. Niati and S. Mirbagheri, Riverside Drive, letter dated September 21, 2020

The following is a summary of the comments provided in the deputations and written submissions to the Public Hearing of September 22, 2020, and written submissions received by the Development Planning Department:

Privacy, Shadow and View

- the building height will cause shadow and privacy impacts and obstruct the view of existing residents on adjacent properties

Access, Traffic and Parking

- the Development will increase traffic congestion in the area and impact vehicle and pedestrian safety
- the only entrance/exist for Pine Grove Road is onto Islington Avenue and this intersection currently experiences high congestion
- the proposed driveway connecting the Subject lands with the adjacent lands to the south will be used as a short-cut to/from Islington Avenue and Pine Grove Road
- visitor parking for the existing townhouse development to the south may be used by visitors of the Development
- concerns about liability and maintenance costs over the proposed shared driveway with the lands to the south

Density, Built Form and Building Design

- the Development will be the tallest building in the area and is not compatible with the surrounding context
- the historical context of the area will be negatively impacted
- the Subject Lands are too narrow to support the Development
- the proposed building height should be reduced to be more consistent with existing development in the area

Location of Waste Area and Underground Parking

- the proposed location of the waste storage area and underground parking ramp are too close to adjacent existing residential uses and will cause a nuisance to existing residents

Environmental Impacts

- the Development will cause negative environmental impacts to the Humber River watershed

The Development Planning Department on June 14, 2022 emailed a non-statutory courtesy notice of this Committee of the Whole meeting to those individuals requesting notice of further consideration of the application.

Previous Reports/Authority

Previous reports relating to the Subject Lands and these Applications are available at the following link:

Analysis and Options

The Applications are consistent with the Provincial Policy Statement, 2020

Section 3 of the *Planning Act* requires that 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. The PPS is applied province-wide and provides direction to support strong communities, a strong economy, and a clean and healthy environment.

The Applications are consistent with the PPS, specifically Sections 1.1.3.1 to 1.1.3.4, 1.2.1 a), 1.4.3 c) to f) and 1.6.6.2 regarding: focusing development to Settlement Areas; efficient lands use patterns; transit supportive development; promoting intensification, redevelopment and compact form; coordination of infrastructure; providing an appropriate range and mix of housing options and densities where appropriate levels of infrastructure and public service facilities are available; and promoting the efficient use of both municipal and private sewage and water services.

The Subject Lands are located within a Settlement Area as defined by the PPS and are serviced by York Region Transit (‘YRT’) Route 13 bus stops located approximately 50 m from the Subject Lands at the intersection of Islington Avenue and Pine Grove Road/Gamble Street. The Development is consistent with the policies of the PPS as it makes efficient use of the Subject Lands by minimizing land consumption, utilizing existing services and providing a range and mix of housing options to the area.

The Applications conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, as amended

A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 (‘Growth Plan’), as amended, guides decision making on a wide range of issues, including economic development, land-use planning, urban form, and housing. Council’s planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan.

The Development conforms to the policy framework of the Growth Plan as the built form would efficiently intensify the Subject Lands. The Applications will facilitate housing at a density supportive of the Growth Plan objectives, specifically Sections 1.2.1, 2.2.1(2)(a) and 2.2.2(2) regarding the achievement of complete communities, supporting a range and mix of housing options, directing the majority of growth to settlement areas and meeting minimum intensification targets.

The Subject Lands are located within a Settlement Area and a Delineated Built-up area as defined by the Growth Plan, where intensification and the establishment of complete communities are encouraged.

The Applications conform 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" on Map 1 - Regional Structure by the YROP which permits a range of residential, industrial, commercial, and institutional uses. Section 5.0 of the YROP states that "intensification within the Urban Area will accommodate a significant portion of the planned growth in the Region". Section 5.3 of the YROP encourages intensification within built-up areas that maximizes efficiencies in infrastructure delivery and supports active and public transportation use.

The Subject Lands abut Islington Avenue, under the jurisdiction of York Region with a planned 30 metre right-of-way and are serviced by the YRT. The Development would offer additional housing types in the form of one and two-bedroom residential apartments within the Urban Area that is transit supportive.

York Region on October 23, 2020, exempted Official Plan Amendment File OP.20.004 from approval by the Regional Planning Committee of the Whole and Council, and considers the Applications a matter of local significance.

Amendments are required to VOP 2010 to permit the Development, which are supported by the Development Planning Department

The Subject Lands are located within a "Community Area" by Schedule 1 - Urban Structure of VOP 2010 and are designated "Low-Rise Residential (2)" by VOP 2010, specifically Volume 2, Section 11.11 - "Woodbridge Centre Secondary Plan" ('WCSP') and are located within the Islington Avenue Corridor ('IAC'), as shown on Schedule 5 – "Distinct Character Areas" of the WCSP. This designation permits residential units in townhouse, stacked townhouse and low-rise buildings, with a maximum building height of 3.5-storeys and an FSI of 0.5 times the area of the lot. The Subject Lands are also identified as within the "Built-Up Valley Lands" by Schedule 2 – Natural Heritage Network.

The IAC is intended to retain its low-density character while providing a mix of built forms, densities and uses that enhance the streetscape and pedestrian realm by permitting a range of Low-Rise Residential and Commercial Mixed-Use designations and generous front yard setbacks. Greater height and density permissions are

concentrated in the Woodbridge Commercial Core Distinct Character Area of the WCSP where intensification that supports the existing and proposed commercial uses are focused.

An amendment to VOP 2010 is required to redesignate the Subject Lands from Low-Rise Residential (2) to Low-Rise Residential (3), which permits a maximum building height of 5-storeys and an FSI of 1 times the area of the lot, and to permit a minimum building setback of 3 m from the Islington Avenue right-of-way. A further amendment is required to the Low-Rise Residential (3) designation to increase the maximum permitted height from 5 to 6-storeys and FSI from 1 to 2.42 times the area of the lot to facilitate the Development. The Development Planning Department can support the proposed amendment for the following reasons:

- Through discussions with the Development Planning Department, the Development was revised to better integrate with the IAC. The Development will support a height and density consistent with other approved developments along the IAC and facilitate an appropriate built form that utilizes the irregular shape of the Subject Lands while providing a transition to adjacent developments through a stepped building design
- The proposed land use designation of Low-Rise Residential (3) is contemplated within the IAC and its envisioned urban structure to support the distinct low-density character of the area by proposing only a partial sixth storey increase above the 5-storey maximum height permissions of the Low-Rise Residential (3) designation and stepping down to 5 and 4-storeys towards the existing townhouse development to the south
- The proposed front yard setback of 3 m is required to provide room for the building footprint while maintaining enough space for the rear access lane and underground parking ramp. The Development will remain in line with the adjacent townhouse development to the south and provide front facing ground floor units with walkways from Islington Avenue to the proposed patios to contribute to the pedestrian focused streetscape character, consistent with the townhouses which provide a row of front facing units with walkways to their front doors from Islington Avenue
- The Development Engineering Department has reviewed the submitted Transportation Impact Study ('TIS'), prepared by JD Northcote Engineering Inc. dated April 6, 2020 and revised April 29, 2022, and agree that the Development is supported by the existing road and transit networks, subject to the Owner obtaining

a shared access easement through the lands adjacent to the south onto Islington Avenue

In addition, consistent with Section 37 of the *Planning Act* and the policies of VOP 2010, Section 10.1.2.9, the Owner will be required to enter into a Section 37 Bonusing Agreement for the increase to the maximum height and FSI, as discussed later in this report, should the Applications be approved.

The Owner is required to enter into a Section 37 Bonusing Agreement for the proposed increase in height and FSI in exchange for community benefits

Vaughan Council has the authority under Section 37(1) of the *Planning Act*, in a By-law enacted under Section 34 of the *Planning Act*, to authorize an increase to the building height and/or FSI of the Development above what is otherwise permitted in return for the provision of community benefits.

To determine the uplift value and the Section 37 contribution, the Owner retained D. Bottero & Associates Limited who provided an appraisal report for the uplift value of the Subject Lands resulting from the proposed increase in height and density (FSI). The Owner on May 9, 2022 submitted an appraisal to the City for review and approval. The appraisal report identified the uplift value of the Subject Lands as of the effective date of March 29, 2022 to be \$720,000. The Real Estate Department reviewed and accepted the appraisal report.

Based on the policies of VOP 2010 and the City's Guidelines for the Implementation of Section 37 Benefits, the Owner and the City have agreed to a monetary contribution of \$144,000. This contribution will be included in the implementing Zoning By-law and secured through a Section 37 Density Bonusing Agreement executed between the Owner and the City prior to the enactment of the Zoning By-law, to the satisfaction of the City. The contribution will be directed towards one or a combination of the following potential benefits, to be finalized prior to the execution of the Density Bonusing Agreement:

- Public improvements within 1 km of the subject lands (e.g. Public Parks, Community Facilities)
- Woodbridge Library improvements
- Contributions towards Hospice Vaughan

The Owner will be required to pay the Section 37 Bonusing Agreement Surcharge Fee in accordance with the “Tariff of Fees By-law for Planning Applications”, in effect at the time of the execution of the Agreement to prepare the Section 37 Agreement, should the Applications be approved. Conditions to this effect are included in the Recommendations of this report.

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

The Subject Lands are zoned R2 Zone, as shown on Attachment 1, which permits single-detached dwellings. The Owner is proposing to rezone the Subject Lands to the RA3(H) Zone, which permits the Development, together with the following site-specific zoning exceptions:

Table 1:

	Zoning By-law 1-88 Standards	RA3 Zone Requirements	Proposed Exceptions to the RA3 Zone Requirements
a.	Minimum Building Setbacks	<p>Front Yard (Pine Grove Road) - 7.5 m</p> <p>Exterior Side Yard (Islington Avenue) - 7.5 m</p> <p>Rear (south) – 7.5 m</p> <p>Site Triangle (Islington Avenue/Pine Grove Road) – 7.5 m</p>	<p>Front Yard (Pine Grove Road) – 1.5 m</p> <p>Exterior Side Yard (Islington Avenue) - 3 m</p> <p>Rear (south) – 1.15 m (to patio wall)</p> <p>Site Triangle (Islington Avenue/Pine Grove Road) – 0.17 m (to patio wall)</p>
b.	Minimum Setback to the Underground Parking Garage	Front (Pine Grove Road) - 1.8 m	Front (Pine Grove Road) – 0.8 m
c.	Minimum Amenity Area	79, 1-bedroom units @ 20 m ² /unit = 1,580 m ²	1,600 m ² (125 units @ 12.8 m ² /unit) (combined for all unit types)

	Zoning By-law 1-88 Standards	RA3 Zone Requirements	Proposed Exceptions to the RA3 Zone Requirements
		46, 2-bedroom units @ 55 m ² /unit = 2,530 m ² Total required = 4,110 m ²	
d.	Minimum Lot Area	8,375 m ² (125 units @ 67 m ² /unit)	3,875 m ² (125 units @ 31 m ² /unit)
e.	Minimum Parking Requirements	125 units @ 1.5 spaces/unit = 188 spaces 125 units @ 0.25 visitor spaces/unit = 32 spaces Total required = 220 spaces	125 units @ 1.0 spaces/unit = 125 spaces (131 spaces are proposed) 125 units @ 0.24 visitor spaces/unit = 31 spaces Total proposed = 162 spaces
f.	Required Driveway Width at Property Line	7.5 m	6.8 m
g.	Minimum Landscape Strip Width Abutting a Street Line	6 m	1.5 m – Pine Grove Road 2.7 m – Islington Avenue 0.17 m – Site Triangle

Minor modifications may be made to the zoning exceptions identified in Table 1 prior to the enactment of an implementing Zoning By-law, as required through the final review of the Applications.

The Development Planning Department can support rezoning the Subject Lands to the RA3 Zone and the site-specific zoning exceptions in Table 1 to implement the Development for the following reasons:

- The RA3 Zone permits residential apartment building types which are permitted by the Low-Rise Residential (3) designation and contemplated by the WCSP
- The proposed yard setbacks efficiently utilize the Subject Lands which have limited lot depth, while maintaining appropriate building setbacks from adjacent properties. The rear (south) yard setback abuts the visitor parking area of the adjacent townhouse development which will minimize the visual impact to the townhouse units
- The proposed parking rate of 1 residential space per unit and 0.24 visitor spaces per unit have been reviewed by the Development Engineering Department and are considered appropriate for the Development. The submitted TIS also included a parking review, which notes that the proposed parking supply is acceptable for the Development and complies with the parking rates under Zoning By-law 001-2021, which is currently under appeal to the Ontario Land Tribunal ('OLT') and do not apply to the Subject Lands; however, it establishes appropriate parking standards for new developments throughout the City. The Development Engineering Department has reviewed the TIS and proposed parking standards and agree that they are acceptable for the Development
- The proposed amenity areas consist of an exercise room on the ground floor, a party room and outdoor amenity area on the sixth floor, and balconies for each residential unit totaling 1,600 m² (12.8 m²/unit) and is considered appropriate to serve the Development. The proposed amenity area also exceeds the requirements of Zoning By-law 001-2021, which is 8 m² per unit for the first 8 units and 5 m² per each additional unit

The Holding Symbol ('H') shall be applied to obtain servicing allocation, an access easement over the lands to the south, TRCA approval, and approval of a related Site Development Application and all outstanding comments

The Owner is required to obtain water and sanitary servicing allocation through Council upon review of a subsequent Site Development Application to facilitate the Development, which is also required to be reviewed and approved by the Development Planning Department.

The Owner shall also obtain an access easement over the private common element road of the abutting lands to the south in favour of the Subject Lands in order to create a shared access onto Islington Avenue, which will serve as the primary access for the Development. The easement shall be established through a Consent Application, to be

submitted by the Owner and approved by the Committee of Adjustment, and the decision shall be final and binding.

The TRCA has provided comments on the Applications pertaining to stormwater management on the Subject Lands, among other technical requirements, which shall all be addressed through the future Site Development Application to the satisfaction of the TRCA.

The above noted matters must be satisfied and cleared by the appropriate authorities prior to lifting the Holding Symbol ('H') from the Subject Lands. A condition to this effect is included in the Recommendations section of this report.

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

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

Should Council approve Zoning By-law Amendment File Z.20.011, the Development Planning Department has included a Recommendation to permit the Owner to apply for Minor Variance application(s), if required, in advance of the two-year moratorium in order to address minor zoning deficiencies that may arise through the finalization and construction of the Development.

Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law

On October 20, 2021, Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law. A notice of the passing of Zoning By-law 001-2021 was circulated on October 25, 2021 in accordance with the *Planning Act*. The last date for filing an appeal to the OLT in respect of Zoning By-law 001-2021 was November 15, 2021. Zoning By-law 001-2021 is currently under appeal and, when in force, will replace Zoning By-law 1- 88, as amended. Until such time as Zoning By-law 001-2021 is in force, the Owner will be required to demonstrate conformity with both Zoning By-law 001-2021 and Zoning By-law 1-88, as amended, unless a transition provision under Zoning By-law 001-2021 applies.

Should the Applications be approved, the Owner will be required to submit and receive approval for Site Development and Draft Plan of Condominium Applications

Should the Applications be approved, the Owner will be required to submit a Site Development Application to finalize the technical review of the Development, and a Draft Plan of Condominium Application to establish its condominium tenure.

The Development Planning Department has no objection to the Applications
Site Plan

The Development shown on Attachments 3 to 6, consists of a 6-storey residential apartment building with 125 dwelling units, and 157 underground and 5 at-grade parking spaces. Sidewalks are available on both sides of all boundary roads, which connects the Subject Lands to the surrounding active transportation network.

Parking

The Development includes 131 residential and 31 visitor parking spaces, inclusive of 7 accessible parking spaces, and 64 long term bicycle parking spaces contained in 2 levels of underground parking. Three (3) of the residential parking spaces are identified as undersized as they do not meet the minimum length of 6 m; however, they are surplus to the minimum required residential parking supply of 125 spaces and shall be labeled accordingly. Thirteen (13) short term bicycle parking spaces will be provided at grade. The proposed parking supply satisfies the minimum requirements of Zoning By-law 001-2021 and is supported by the Development Engineering Department.

Access

The Development proposes a right-in only access from Pine Grove Road and utilization of the existing full movements access from Islington Avenue through an access easement over the private common element road of the abutting lands to the south (8313 and 8335 Islington Avenue), as shown on Attachment 3.

Council approved Site Development Application DA.12.037 (Statesview Homes (S Collection) Inc.) on March 3, 2015 for the lands to the south to facilitate the currently existing development of 12 freehold townhouse units within 3 blocks on a private common element road. Through the associated Site Plan Agreement for file DA.12.037, a clause was included which requires Statesview Homes (S Collection) Inc. and the future Condominium Corporation to grant an access easement over the condominium road in favour of the landowners to the north and south when they develop, which includes the Subject Lands (north). The Owner is required to obtain an access easement over the private common element road of the abutting lands to the south in

favour of the Subject Lands in order to create a shared access onto Islington Avenue, which will serve as the primary access for the Development.

Amenity Areas

The Development will include amenity areas consisting of an exercise room on the ground floor, a party room and outdoor amenity area on the sixth floor, and balconies for each residential unit totaling 1,606 m².

Waste Storage and Pick-Up

Waste storage will be located internal to level 1 of the parking garage in a designated room, which will be brought out and temporarily stored in a fully enclosed garbage enclosure at grade on collection days, as shown on Attachments 3 and 4.

Snow Storage

Snow storage is located on various landscaped areas north of the rear access lane, as shown on Attachment 3.

Conceptual Landscape Plan

The proposed conceptual landscape plan is shown on Attachment 4. The Development Planning Department has reviewed the landscape plan and are generally satisfied, subject to the required landscape details being provided and additional review through the future Site Development Application. A 1.8 m high privacy fence and landscaped areas are proposed abutting adjacent residential uses. Upgraded landscape treatment is required abutting existing residential uses, including high quality landscape treatment is required around the proposed garbage enclosure and underground parking ramp. The Owner is also required to enter into a Tree Protection Agreement with the City.

Conceptual Building Elevations

The proposed building elevations are shown on Attachments 5 and 6. The Owner shall include bird friendly window treatments in the final building elevations through the future Site Development Application. Additional elevation details shall be provided and reviewed through the future Site Development Application.

The Development Engineering ('DE') Department has no objection to the Applications

The DE Department has provided a comment memo dated December 22, 2020 to be addressed by the Owner to the satisfaction of the DE Department through the future Site Development Application. The DE Department provides the following comments on the Applications:

Water and Sanitary Servicing

The Subject Lands are located within Pressure District 4 ('PD4') and are proposed to be serviced via a 200 mm connection to the existing 300 mm municipal watermain on Pine Grove Road. The water connection to the proposed development shall conform to City standards.

The Subject Lands are bound by an existing Regional sanitary sewer along the east side of Islington Avenue. The Owner proposes to connect the Subject Lands to the Regional sanitary sewer through a 250 mm diameter service connection and a new manhole to be installed on the existing sewer on Islington Avenue. The sanitary sewer within the Islington Avenue right-of-way between the Regional manhole and the maintenance manhole along the property line will be owned by the City. The maintenance manhole and sanitary sewer to be provided within the Subject Lands shall be the responsibility of the future condominium corporation.

The DE Department is generally satisfied that the Subject Lands can be accommodated for water and sanitary service subject to the resolution of comments issued by the City and York Region, and obtaining York Region's approval of the sanitary connection, through the future Site Development Application.

Storm Servicing

The Subject Lands are located within the Humber River watershed and discharge stormwater flow westerly towards Islington Avenue and easterly towards the Humber River under pre-development conditions. The Owner is proposing to control most of the stormwater runoff within the Subject Lands using a privately-owned stormwater storage tank in the parking garage for stormwater detention, with an orifice at the outlet of the stormwater tank to restrict discharge to the Islington Avenue storm sewer. Small portions of the Subject Lands are proposed to discharge unmitigated to both Islington Avenue and Humber River at lower flow rate than currently experienced within pre-development conditions.

The DE Department has noted comments and concerns pertaining to the Owner's proposed stormwater servicing strategy for the Subject Lands, which the Owner has provided responses to support the proposed stormwater management strategy; however, additional technical comments may be provided through the future Site Development Application.

Grading, Erosion and Sediment Control

A detailed evaluation of the grading design and erosion and sediment control measures will be conducted when the detailed drawings are submitted as part of the future Site

Development Application. The detailed drawings shall reference the geotechnical and hydrogeological studies and their recommendations. The DE Department has provided advisory comments for the Owner's reference.

Servicing Allocation

The Owner shall be required to obtain allocation for servicing capacity through the subsequent Site Development Application. A Holding Symbol ('H') condition to this effect shall be applied to the implementing zoning by-law for the Subject Lands, as identified in the Recommendation section of this report.

Environmental

The Owner submitted Phase One and Two Environmental Site Assessments ('ESA'), prepared by Soil Engineers Ltd. dated May 18, 2018 and December 6, 2019 and a Reliance Letter dated July 24, 2020, in support of the Applications. The findings of both ESAs did not identify any impacts in soil or groundwater and no further ESA investigations are required. The DE Department is satisfied with the submitted ESA documents.

TIS

Based on the review of the submitted TIS, traffic impacts associated with the Development are expected to be minimal and acceptable provided the shared access easement over the lands to the south is obtained, which would act as the primary full-movements access for the Development. The northern access has been restricted to a right-in movement only to limit turning and vehicle que conflicts with the Islington Avenue and Pine Grove Road intersection. To further mitigate the impacts of the Development, bicycle parking spaces, a series of internal sidewalks and a Transportation Demand Management plan will be implemented through the Site Development Application.

Noise Feasibility Study

The Owner submitted a Noise Feasibility Study ('NFS'), prepared by HGC Engineering dated July 23, 2020, in support of the Applications. The NFS concludes that the Subject Lands will require measures to mitigate noise within the appropriate City and Provincial environmental noise criteria, such as through implementation of central air conditioning, use of sound rated windows and building materials and including warning clauses in the future Site Plan and Condominium Agreements, and all Offers of Purchase and Sale or Lease. The DE Department acknowledges the noise impacts to the Subject Lands from the surrounding area and supports the conclusions of the NFS. The Owner will be required to carry out the measures in accordance with the NFS recommendations within a future agreement with the City.

However, the DE Department requests that the scope of the NFS be broadened to include impacts the Development will have on the existing residential communities surrounding the Subject Lands. The existing dwellings on the Subject Lands are proposed to be removed to accommodate the Development and the neighbouring residential dwellings may adversely be impacted by increased noise levels not initially considered when the existing communities were developed.

The revised NFS should further study this and provide a section within the report detailing if any adverse impacts, both during construction and post-development, will be present from the Development onto the surrounding residential uses. Additionally, the NFS shall also determine if any mitigation measures are warranted to maintain existing noise levels currently experienced by the surrounding residential communities. The DE Department requires the above-mentioned high-level comments be addressed within a subsequent submission to support an approval of the noise analysis. A Holding Symbol ('H') condition to this effect shall be applied to the implementing zoning by-law for the Subject Lands, as identified in the Recommendation section of this report.

The Financial Planning and Development Finance Department have no objection to the Development, subject to development charges being paid

The Owner shall pay to the City all applicable Development Charges in accordance with the Development Charges By-law of the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Boards, prior to the issuance of a building permit. A standard condition to this effect will be included in the future Site Plan Agreement.

Fire and Rescue Services has no objection to the Development

Vaughan Fire and Rescue Service has no objection to the Development subject to the Owner satisfying all Building Code requirements and providing a minimum level of fire safety and protection at the building construction stage of development.

The Environmental Services Department, Solid Waste Management Division, has provided comments to be addressed through the future Site Development Application

The Solid Waste Management division has reviewed the Applications and provided technical comments for waste collection to the Owner, including the provision of a three-stream disposal system consisting of three separate chutes in order to meet the City's standards. The Owner is required to satisfy all Solid Waste Management comments through the future Site Development Application.

The Policy Planning and Special Projects ('PPSP') Department have no objection to the Applications

The Subject Lands are located within the "Built-Up Valley Lands" as identified on Schedule 2 – "Natural Heritage Network" of VOP 2010; however, they do not contain any Core Features of the Natural Heritage Network and as such the PPSP Department has no natural heritage interest. Technical review of the Development is deferred to the TRCA.

The Parks Infrastructure Planning and Development ('PIPD') and Real Estate Departments have no objection to the Development, subject to cash-in-lieu of parkland being satisfied

The PIPD and Real Estate Departments have no objection to the Development, provided the Owner pay to Vaughan by way of a certified cheque(s), cash-in-lieu of the dedication of parkland at a rate of 1 ha per 500 units or at a fixed unit rate, prior to the issuance of a building permit, in accordance with the *Planning Act* and the City's Cash-in-lieu of Parkland Policy. A condition to this effect will be included in the future Site Plan Agreement.

The TRCA has no objection to the Applications

The Subject Lands are within the Regulated Area of the TRCA and the "Built-Up Valley Lands" per Schedule 2 – Natural Heritage Network of VOP 2010. The TRCA has provided technical comments in their letter dated September 14, 2020, including the requirement to demonstrate that the full retention volume for stormwater can be utilized on the pervious and landscaped areas. All comments shall be addressed through the future Site Development Application to the satisfaction of the TRCA, and a corresponding holding ('H') condition shall be applied to the Subject Lands for TRCA approval.

The School Boards have no objection to the Applications

The York Region District School Board and York Region Catholic School Board have no comments or concerns with respect to the Applications. No comments were received from the Conseil Scolaire de District Catholique Centre Sud.

Canada Post has no objection to the Applications, subject to the Owner providing a centralized mail receiving facility

Canada Post has no objection to the Applications, subject to the Owner providing the building with its own centralized mail receiving facility. Conditions capturing Canada Post's requirements will be included in the future Site Plan Agreement.

Financial Impact

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

Broader Regional Impacts/Considerations

York Region has advised the Official Plan Amendment Application is a matter of local significance and does not adversely affect Regional planning policies or interests. York Region on October 23, 2020 exempted the Official Plan Amendment Application from approval by the Regional Committee of the Whole and Council.

The Owner is required to convey sufficient lands to provide for a right-of-way of 30 m (15 m measure from the centreline of Islington Avenue) and a 10 m by 10 m site triangle at the corner of Islington Avenue and Pine Grove Road through the required Site Development Application. York Region has provided the Owner technical comments to be satisfied through the subsequent Site Development Application, including redline comments on various plans and reports.

Conclusion

The Development Planning Department is satisfied the Applications are consistent with the PPS, conforms to the Growth Plan and the York Region Official Plan. The proposed amendments to VOP 2010 and Zoning By-law 1-88 are appropriate for the development of the Subject Lands. The Development utilizes an intensified compact built form, is compatible with the surrounding area, adds a mix of unit types to the community and is in close proximity to existing public transit facilities.

On this basis, the Development Planning Department can support the approval of the Applications, subject to the Recommendations of this report.

For more information, please contact: Chris Cosentino, Senior Planner at extension 8215

Attachments

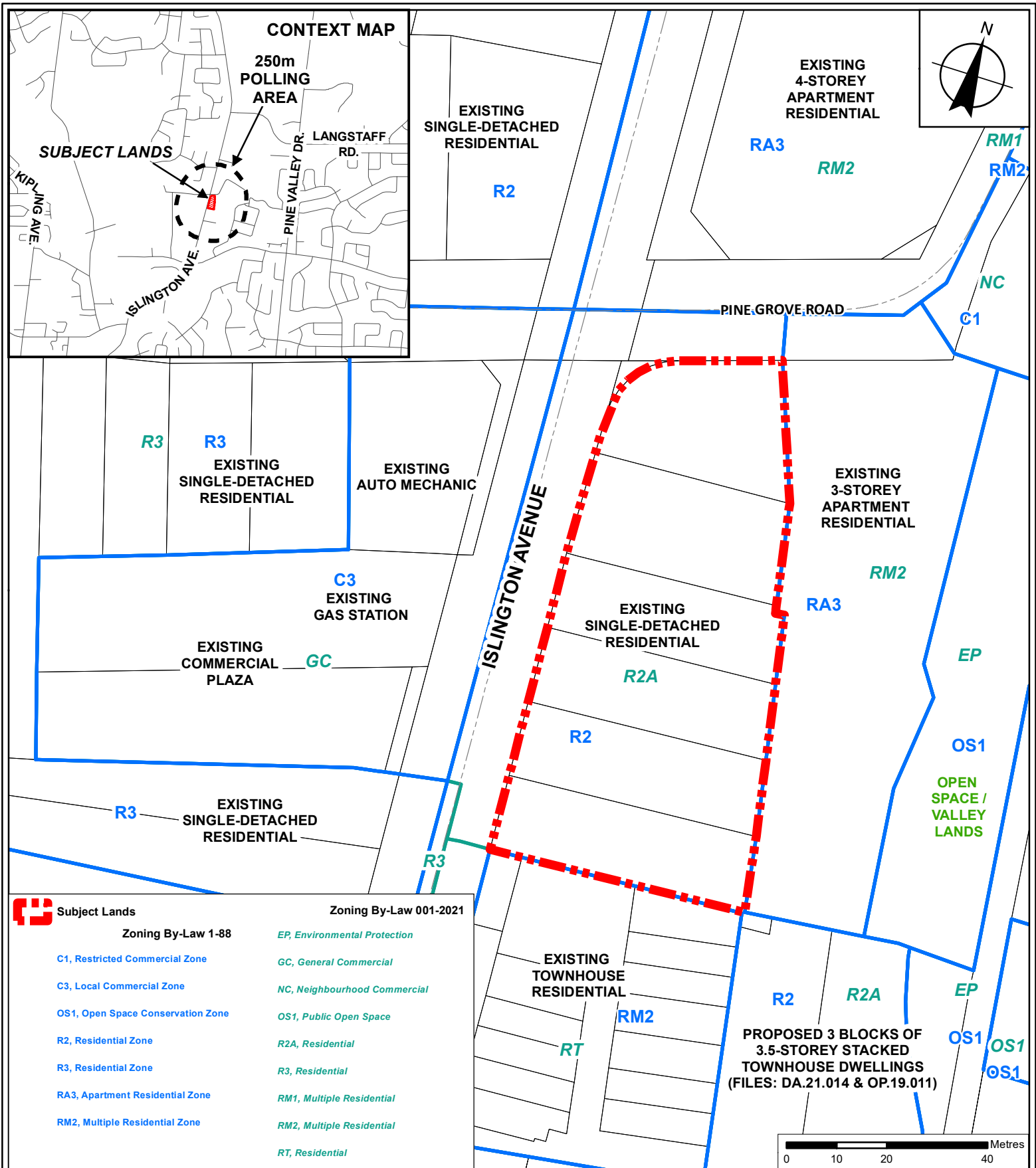
1. Context and Location Map
2. Proposed Official Plan Designation
3. Proposed Zoning and Site Plan
4. Conceptual Landscape Plan
5. Conceptual Building Elevations – West and North
6. Conceptual Building Elevations – East and South
7. Communications from June 28, 2022 Council Meeting

Prepared by

Chris Cosentino, Senior Planner, ext. 8215

Mark Antoine, Senior Manager of Development Planning, ext. 8212

Nancy Tuckett, Director of Development Planning, ext. 8529



Context and Location Map

LOCATION: 8337, 8341, 8345, 8349, 8353 and 8359 Islington Avenue
Part of Lot 9, Concession 7

APPLICANT:
Pristine Homes (Pine Grove) Inc.



Attachment

FILES:
OP.20.004 and Z.20.011

DATE:
June 21, 2022

1

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 28, 2022

Item 9, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 28, 2022.

**9. 3911 TESTON ROAD INC. OFFICIAL PLAN AMENDMENT FILE
OP.21.005 ZONING BY-LAW AMENDMENT FILE Z.21.008 DRAFT
PLAN OF SUBDIVISION 19T-21V002 3911 TESTON ROAD VICINITY
OF TESTON ROAD AND WESTON ROAD (REFERRED)**

The Committee of the Whole recommends:

- 1. That consideration of this matter be deferred to a Committee of the Whole meeting in Q1-2023.**
- 2. That the comments of Rosemarie Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, and Communication C3, dated September 2, 2022, be received.**

Recommendations

Council, at its meeting of June 28, 2022, adopted the following recommendation,

(Item 9, Committee of the Whole, Report No. 30), without amendment:

Recommendation of the Committee of the Whole of June 21, 2022:

- 1) That consideration of this matter be deferred to the September 13, 2022, Committee of the Whole meeting.

Report / recommendations of the of the Report of the Deputy City Manager, Planning and Growth Management, dated June 21, 2022:

1. THAT Official Plan Amendment File OP.21.005 (3911 Teston Road Inc.) BE APPROVED to amend Vaughan Official Plan 2010 and Official Plan Amendment 600 for the Subject Lands shown on Attachment 2, to permit the development within the “Low-Density Residential” designation, together with the site-specific exceptions identified in Table 1, SUBJECT TO THE FOLLOWING MODIFICATIONS:
 - a. Back-to-Back Townhouse Blocks 7 and 8 as shown on Attachment 5, are removed to accommodate a centralized parkette, and;
 - b. The gross density be revised from 5 to 11.3 units per hectare rather than 5 to 11.41 units per hectare to account for the net loss of 20 dwelling units due to the above noted modification.

.../2

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 28, 2022

Item 9, CW Report 32 – Page 2

2. THAT Zoning By-law Amendment Z.21.008 (3911 Teston Road Inc.) BE APPROVED IN PRINCIPLE to amend Zoning By-law 1-88 to rezone the Subject Lands from “A Agricultural Zone” and “OS1 Open Space Conservation Zone” in Zoning By-law 1-88 to “RT1 Residential Townhouse Zone”, “OS1 Open Space Conservation Zone” and “A Agricultural Zone” in the manner shown on Attachment 4, together with the site-specific zoning exceptions identified in Table 2, SUBJECT TO THE FOLLOWING MODIFICATIONS as shown on Attachments 5 and 6:
 - a. replace Back-to-Back Townhouse Blocks 7 and 8, as shown on Attachment 5, to accommodate a centralized parkette;
 - b. facilitate a single access on Teston Road to be shared by the subject lands and the abutting lands to the west, municipally known as 3979 Teston Road;
 - c. explore alternative access locations from Teston Road to avoid an existing catch basin located along Teston Road, to the satisfaction of York Region, and;
 - d. relocate the accessory stormwater management structures (i.e. plunge pool and access road) to the satisfaction of the TRCA, which may result in the loss of unit(s) to Block 18, as shown on Attachment 6.
3. THAT prior to the enactment of the implementing Zoning By-law Amendment for File Z.21.008, the related Site Development Application (File DA.21.069) shall be approved and address the following to the satisfaction of the City:
 - a. replace Back-to-Back Townhouse Blocks 7 and 8, as shown on Attachment 5 to accommodate a centralized parkette;
 - b. facilitate a single access on Teston Road to be shared by the subject lands and the abutting lands to the west, municipally known as 3979 Teston Road;
 - c. explore alternative access locations from Teston Road to avoid an existing catch basin located along Teston Road to the satisfaction of York Region, and;
 - d. relocate the accessory stormwater management structures (i.e. plunge pool and access road) to the satisfaction of the TRCA, which may result in the loss of unit(s) to Block 18, as shown on Attachment 6.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 28, 2022

Item 9, CW Report 32 – Page 3

4. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the City of Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the subject lands comes into effect, to permit minor adjustments to the implementing Zoning By-law;
5. THAT Draft Plan of Subdivision File 19T-21V002 (3911 Teston Road Inc.) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL identified in Attachment 1, to permit one (1) residential block (Block “1”), one (1) 10 m open space buffer block (Block “2”) and a one (1) block to be retained by the Owner for future development purposes (Block “3”), with the portions proposed to be rezoned to “OS1 Open Space Conservation Zone,” to be conveyed to the TRCA.
6. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“THAT Draft Plan of Subdivision File 19T-21V002 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 125 residential units (383 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City’s Servicing Capacity Allocation Section if the development does not proceed to registration and/or building permit issuance within 36 months”.

Committee of the Whole (1) Report

DATE: Tuesday, September 13, 2022

WARD: 3

TITLE: 3911 TESTON ROAD INC.

OFFICIAL PLAN AMENDMENT FILE OP.21.005

ZONING BY-LAW AMENDMENT FILE Z.21.008

DRAFT PLAN OF SUBDIVISION 19T-21V002

3911 TESTON ROAD

VICINITY OF TESTON ROAD AND WESTON ROAD

(REFERRED)

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Official Plan Amendment File OP.21.005, Zoning By-law Amendment File Z.21.008 and Draft Plan of Subdivision File 19T-21V002 for the Subject Lands shown on Attachment 2, to permit one (1) residential block for 125 common element townhouse dwelling units consisting of 57 street townhouse units, 28 dual frontage townhouses units and 40 back-to-back townhouse units, private parkettes and a private stormwater management pond accessed by a common element condominium road (Block 1), a 10 m open space buffer area (Block 2) and a future development block (Block 3), as shown on Attachments 4 to 9.

Report Highlights

- The Owner proposes a development comprised of 145 townhouse dwelling units, private amenity areas and a stormwater management pond, accessed by a private condominium road
- Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision applications are required to permit the proposed development
- The Development Planning Department recommends modifications to the proposed development.
- The modified development would consist of 125 common element townhouses units with a gross density of 11.3 units per hectare
- The Development Planning Department supports the approval of the modified development as it is consistent with Provincial and Regional policies, and the amendments proposed to the Vaughan Official Plan and Zoning By-law 1-88 are considered appropriate and compatible with existing and planned land uses in the surrounding area.

Recommendation

Council, at its meeting of June 28, 2022, adopted the following recommendation, (Item 9, Committee of the Whole, Report No. 30), without amendment:

Recommendation of the Committee of the Whole of June 21, 2022:

- 1) That consideration of this matter be deferred to the September 13, 2022, Committee of the Whole meeting.

Report / recommendations of the of the Report of the Deputy City Manager, Planning and Growth Management, dated June 21, 2022:

1. THAT Official Plan Amendment File OP.21.005 (3911 Teston Road Inc.) BE APPROVED to amend Vaughan Official Plan 2010 and Official Plan Amendment 600 for the Subject Lands shown on Attachment 2, to permit the development within the “Low-Density Residential” designation, together with the site-specific exceptions identified in Table 1, SUBJECT TO THE FOLLOWING MODIFICATIONS:
 - a. Back-to-Back Townhouse Blocks 7 and 8 as shown on Attachment 5, are removed to accommodate a centralized parkette, and;
 - b. The gross density be revised from 5 to 11.3 units per hectare rather than 5 to 11.41 units per hectare to account for the net loss of 20 dwelling units due to the above noted modification.

2. THAT Zoning By-law Amendment Z.21.008 (3911 Teston Road Inc.) BE APPROVED IN PRINCIPLE to amend Zoning By-law 1-88 to rezone the Subject Lands from “A Agricultural Zone” and “OS1 Open Space Conservation Zone” in Zoning By-law 1-88 to “RT1 Residential Townhouse Zone”, “OS1 Open Space Conservation Zone” and “A Agricultural Zone” in the manner shown on Attachment 4, together with the site-specific zoning exceptions identified in Table 2, SUBJECT TO THE FOLLOWING MODIFICATIONS as shown on Attachments 5 and 6:

- a. replace Back-to-Back Townhouse Blocks 7 and 8, as shown on Attachment 5, to accommodate a centralized parkette;
- b. facilitate a single access on Teston Road to be shared by the subject lands and the abutting lands to the west, municipally known as 3979 Teston Road;
- c. explore alternative access locations from Teston Road to avoid an existing catch basin located along Teston Road, to the satisfaction of York Region, and;
- d. relocate the accessory stormwater management structures (i.e. plunge pool and access road) to the satisfaction of the TRCA, which may result in the loss of unit(s) to Block 18, as shown on Attachment 6.

3. THAT prior to the enactment of the implementing Zoning By-law Amendment for File Z.21.008, the related Site Development Application (File DA.21.069) shall be approved and address the following to the satisfaction of the City:

- a. replace Back-to-Back Townhouse Blocks 7 and 8, as shown on Attachment 5 to accommodate a centralized parkette;
- b. facilitate a single access on Teston Road to be shared by the subject lands and the abutting lands to the west, municipally known as 3979 Teston Road;
- c. explore alternative access locations from Teston Road to avoid an existing catch basin located along Teston Road to the satisfaction of York Region, and;
- d. relocate the accessory stormwater management structures (i.e. plunge pool and access road) to the satisfaction of the TRCA, which may result in the loss of unit(s) to Block 18, as shown on Attachment 6.

4. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the City of Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the subject lands comes into effect, to permit minor adjustments to the implementing Zoning By-law;
5. THAT Draft Plan of Subdivision File 19T-21V002 (3911 Teston Road Inc.) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL identified in Attachment 1, to permit one (1) residential block (Block “1”), one (1) 10 m open space buffer block (Block “2”) and a one (1) block to be retained by the Owner for future development purposes (Block “3”), with the portions proposed to be rezoned to “OS1 Open Space Conservation Zone,” to be conveyed to the TRCA.
6. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“THAT Draft Plan of Subdivision File 19T-21V002 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 125 residential units (383 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City’s Servicing Capacity Allocation Section if the development does not proceed to registration and/or building permit issuance within 36 months”.

Background

Location: The subject lands (the ‘Subject Lands’) are 4 hectares in size with frontage on the south side of Teston Road and the west side of Weston Road, and are municipally known as 3911 Teston Road. The Subject Lands and surrounding land uses are shown on Attachment 2. Only the portion of the Subject Lands identified as “Development Area” on Attachment 2 is proposed to be developed at this time.

The Subject Lands contain natural features including a valley corridor with a tributary of the Humber River Watershed, a Provincially Significant Wetland (‘PSW’) of the Humber River Wetland Complex and a woodland (the ‘natural features’). The Subject Lands are also identified as being located within a Wellhead Protection Area (WHPA-Q) and a Highly Vulnerable Aquifer Area.

The Subject Lands are currently vacant but were previously occupied by three dwellings and a barn. One of these dwellings was a log cabin built in 1840, known as the James Calhoun House that is registered in the Vaughan Heritage Inventory.

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

The Owner has submitted the following applications ('the Applications') for the Subject Lands shown on Attachment 2, to permit a development consisting of 145 common element townhouse dwelling units, private parkettes and a private stormwater management pond ('SWM') accessed by a common element condominium road, in addition to a 10 m open space buffer area and a future development block ('the Development'), as shown on Attachments 4 to 9:

1. Official Plan Amendment File OP.21.005 to amend Vaughan Official Plan 2010 ('VOP 2010') and Official Plan Amendment 600 ('OPA 600') to permit the following site-specific amendments to the "Low Density Residential" designation:
 - a) Amend Section 4.2.1.1.ii of OPA 600 and Section 12.13.2.5.v.B of VOP 2010, Volume 2, Area Specific Policy 12.13 - Block 40/47 to permit: street townhouse units, dual frontage townhouse units and, back-to-back townhouse units and a private stormwater management pond on a common element road, in the "Low Density Residential" designation;
 - b) Amend Section 9.2.3.2. of VOP 2010, Volume. 1, to permit street townhouses, no more than 8 townhouse units in a row and back-to-back townhouses, no more than 10 townhouse units in a block, and a facing distance of 16.9 m between the townhouses, and;
 - c) Amend Section 12.13.2.5.v.A of VOP 2010, Volume 2, Area Specific Policy 12.13 - Block 40/47 to permit a gross density between 5.0 and 11.41 units per hectare, calculated on the area of developable lands.
2. Zoning By-law Amendment File Z.21.008 to rezone the Subject Lands from "A Agricultural Zone" and "OS1 Open Space Conservation Zone", as shown on Attachment 4, to "RT1 Residential Townhouse Zone", "OS1 Open Space Conservation Zone" and "A Agricultural Zone" in the manner shown on Attachment 4, together with the site-specific zoning exceptions identified in Table 2 of this report.

3. Draft Plan of Subdivision File 19T-21V002 (the 'Draft Plan'), as shown on Attachment 4, to facilitate a plan of subdivision consisting of the following:

Blocks	Land Use	Area (ha)	Units
Block 1	Residential	3.50	145
Block 2	10 m Open Space Buffer	0.50	
Block 3	Other Lands Owned by Owner	10.46	
Total		14.46	145

Site Development Application (File DA.21.069) will be required to be approved by the City

Site Development Application (File DA.21.069) has also been submitted together with the above-noted Applications to permit the Development, as shown on Attachment 5. Site Development Application File DA.21.069 will require approval from the City.

The Development Planning Department has recommended modifications to the Development ('Modified Development'), as identified in the recommendations of this report. The rationale for these modifications is provided throughout the report.

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

- a) Date the Notice of Public Meeting was circulated: August, 20, 2021

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed along Teston Road and Weston Road in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: The Notice of Public Meeting was circulated to an expanded notification area within 200 m of the Subject Lands, as shown on Attachment 2, to the Kleinburg and Area Ratepayer's Association, the Millwood Woodend Ratepayers Association, the Vellore Woods Ratepayers Association, the MacKenzie Ridge Ratepayers Association and to anyone on file with the Office of the City Clerk having requested notice.
- c) The Development Planning Department has received the following deputations and written comments as it relates to the Applications (as of May 17, 2022):

- Dr. B. Sidhu, Greenbooke Drive, email dated June 7, 2021;
- Rosemarie Humphries, deputation on behalf of Owner, dated September 14, 2021
- D. Steinberg, on behalf of Block 40/47 Landowner's Group, letter dated September 17, 2021
- M. Testaguzza, on behalf of 2929376 Canada Inc., owner of 3979 Teston Road, letter dated September 24, 2021

The following comments regarding the Applications have been received to date:

- Loss of greenspace and environmentally protected lands
- Increase in pollution, traffic and overcrowding of schools
- The Owner shall enter into the Block 40/47 Developers Group Cost Sharing Agreement and must provide the City with written acknowledgement from the Trustee appointed that the agreement has been executed and that the payments required therein have been provided
- The Owner of neighbouring lands to the west located at 3979 Teston Road has an interest in the Applications as it relates to coordination of future development on their lands

The Public Meeting was held on September 14, 2021. On September 27, 2021, Council ratified the recommendation without amendment to receive the Public Meeting Report and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Previous Reports/Authority

Previous reports relating to the Subject Lands and these Applications are available at the following links:

[June 17, 2014, Committee of the Whole Report, Application for Block Plan Approval, Report No. 30, Item 57, ratified by Council on June 24, 2014, as amended](#)

[May 19, 2015, Committee of the Whole Report, Application for Block Plan Approval Status Update, Report No. 20, Item 4, ratified by Council on May 19, 2015, as amended](#)

[September 14, 2021, Committee of the Whole Report \(Public Meeting\), Report No. 41, Item 2, ratified by Council on September 27, 2021, as amended](#)

Analysis and Options

The Modified Development is consistent with the Provincial Policy Statement, 2020

The Provincial Policy Statement, 2020 ('PPS') provides policy direction on matters of provincial interest related to land use planning and development. The PPS is applied province-wide and provides for appropriate development while ensuring public health and safety, and the quality of the natural and built environment are protected. The PPS also recognizes that local context and character is important. In accordance with Section 3(5) of the *Planning Act*, all land use decisions in Ontario "shall be consistent with" the PPS. The Subject Lands are located within a "Settlement Area", as defined by the PPS.

The Development Planning Department has reviewed the policies of the PPS and is of the opinion that the Modified Development is consistent with the policies of the PPS, specifically:

- Section 1.1.1 (b) - accommodates a range and mix of residential types including street towns and back-to-back towns with frontage onto a private common element road that will provide new housing opportunities for the area
- Section 1.1.1 (e) - promotes integration of land use planning and growth management by safeguarding a shared access to Teston Road to ensure coordinated redevelopment for the property to the west, municipally known as 3979 Teston Road
- Section 1.1.3.1 – promotes growth and development within a settlement area
- Section 1.1.3.2 (a) - promotes efficient development of vacant, underutilized land through intensification
- Section 1.1.3.2 (f) - is transit-supportive and supports active transportation by providing a compact built form, pedestrian pathways throughout the Development including a multi-use path along Teston Road to accommodate various modes of transportation
- Section 1.4.3 (d) – promotes densities for new housing which efficiently utilizes land, resources, infrastructure and supports the use of active transportation where it is to be developed
- Section 1.5.1(b) – provides for a full range and equitable distribution of accessible built and natural settings for recreation, including parklands and open space areas where practical. Although the proposed parkettes within the Development will not be accessible to the public, the proposed parkettes, including the addition of a centrally located parkette, will provide residents of the Development with access to adequate parkland to serve their needs

- Section 1.6.6.2 - utilizes planned water and sanitary connections along Teston Road and provides a private stormwater management pond to handle stormwater run-off
- Section 2.1.1 - protects the environment to the greatest extent possible by locating the majority of development away from, and applying appropriate buffers to, sensitive lands including a valley corridor, tributary and Provincially Significant Wetland located on the Subject Lands

In consideration of the above, the Modified Development is consistent with the policies of the PPS.

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

The Growth Plan, A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan') is intended to guide decision making on the development of land by encouraging a compact built-form, transit supportive communities, diverse land uses, and a range of mix of housing types. The Growth Plan encourages the concentration of population and employment growth within settlement areas and promotes the development of complete communities by offering a mix of housing types, convenient access to local services, adequate parkland and connections to existing municipal water and wastewater systems.

The Modified Development is consistent with the policy framework of the Growth Plan as the proposed built form would utilize the Subject Lands efficiently, make use of existing infrastructure, and provide housing at a density that is supportive of the Growth Plan objectives, specifically:

- Section 2.2.1.2 (a) and 2.2.2. - Focus growth within the "Delineated Built Boundary" and encouraging intensification and development within the Settlement Area
- Section 2.2.1.2 (a)(ii) - Provide connection to planned water and wastewater servicing along Teston Road
- Section 2.2.1.4.(c) - Provide a range and mix of housing options to serve all sizes, incomes, and ages of households to support complete communities
- Section 2.2.1.4 (d)(iii) - Provide an appropriate supply of safe, publicly accessible open spaces, parks, trails and other recreation facilities
- Section 2.2.1.4 (e) - Provide a compact built form which supports transit-oriented development
- Section 2.2.2.3 (d) – Ensure lands are zoned and development is designed in a manner that supports complete communities

- Section 4.2.2 - Protect and enhance natural heritage, hydrologic and landform systems, features and functions to the greatest extent possible

The Development is located in a “Settlement Area” within the “Delineated Built Boundary” and provides new housing options for the community in a compact built form. The Modified Development also contributes to achieving a complete community, as defined by the Growth Plan. The Development utilizes a vacant piece of land within an existing community, protects adjacent natural features to the greatest extent possible and proposes to connect to planned servicing infrastructure along Teston Road. Additionally, although the proposed parkettes within the Development will not be accessible to the public, the proposed parkettes, with the addition of a centrally located parkette, will provide residents of the Development with access to adequate parkland to serve their needs. In consideration of the above, the Modified Development conforms to and does not conflict with the Growth Plan.

The Owner shall satisfy TRCA Conditions to ensure conformity to the Greenbelt Plan, 2017

The Greenbelt Plan (2017) provides land use direction for development within and adjacent to sensitive environmental lands. The Development Area associated within the Subject Lands as shown on Attachment 2, is designated as a “Settlement Area Outside the Greenbelt,” while the remainder of the Subject Lands are designated as “Urban River Valley” located within the “Greenbelt Area” identified on Map 59 of the Greenbelt Plan, as shown on Attachment 4.

The development limits of the natural heritage features were staked on April 7, 2017 and confirmed by the Toronto and Region Conservation Authority (‘TRCA’) on August 31, 2018. The Owner proposes a 10 m vegetation protection zone (Block 2) from the natural heritage features. The Owner submitted an Environmental Impact Study (‘EIS’) in support of the Applications, prepared by Palmer Environmental Consulting Group Inc., dated December 2021.

The Development is subject to the “Settlement Area” (Section 3.4), “Urban River Valley” (Section 6) and “Stormwater Management” (Section 4.2.3) policies of the Greenbelt Plan. In accordance with Section 3.4, “Settlement areas outside the Greenbelt” are not permitted to expand into the Greenbelt. The majority of the Development is located within the “Settlement Area Outside the Greenbelt” and outside of the natural features, with the exception of accessory structures for the stormwater management pond (i.e. plunge pool and access road), as shown on Attachment 6, and minor encroachments into the 10 m vegetation protection zone, as shown on Attachment 5. The Owner has

identified compensation areas as shown on Attachment 5, to accommodate for the net loss of natural feature area due to the encroachments.

In accordance with Section 4.2.3.3 of the Greenbelt Plan, “stormwater management systems are prohibited in key natural heritage features, key hydrologic features and their associated vegetation protection zones”. The EIS submitted in support of the Applications identifies a total of 588 m² of the stormwater management infrastructure (i.e. plunge pool and access road) being situated within the natural feature vegetation protection zone and natural feature area. A compensation area of 291 m² adjacent to the 10 m vegetation protection zone is proposed, as shown on Attachment 5, resulting in a natural system net area loss of 297 m². The TRCA requires that the plunge pool and access road be relocated as close to the SWM pond as possible, to ensure they are located outside of the staked natural features, to the greatest extent possible.

The TRCA has provided conditional approval for the Applications, subject to this matter being addressed through Site Development Application (File DA.21.069). The relocation of the proposed plunge pool and access road outside of the natural feature or the 10 m vegetation protection zone area may require alterations to Block 18, as shown on Attachment 5, including the loss of dwelling units, and shall be confirmed through the related Site Development Application (File DA.21.069). The natural feature and their associated vegetation protection zone are proposed to be conveyed into public ownership as per Section 3.2.3.10 of VOP 2010. TRCA has confirmed they will take ownership of the valley lands but will not accept encumbered lands containing private infrastructure. Therefore, the Owner shall satisfy TRCA conditions included in Attachment 1, to demonstrate conformity to the Greenbelt Plan.

In accordance with Section 6 of the Greenbelt Plan, only publicly owned lands are governed by the policies of the “Urban River Valley” designation. All other lands within the “Urban River Valley” designation are governed by the applicable official policies, which are provided in the Official Plan section of this report. As the “Urban River Valley Lands” will be conveyed into public ownership, this meets the intent of the urban river valley policies in the Greenbelt Plan.

The Modified Development conforms to the York Region Official Plan 2010

The Subject Lands are designated “Urban Area” and “Regional Greenlands System” by Map 1 - Regional Structure of the York Region Official Plan 2010 (‘YROP’). A “Woodland” is also identified on the Subject Lands by Map 5 - Woodlands of the YROP 2010. Teston Road is identified as a Regional Road on Map 12 - Street Network of YROP with a planned right-of-way of up to 36 m.

The “Urban Area” permits a wide range of residential, commercial, industrial and institutional uses. Section 5.0 of the YROP states that “intensification within the Urban Area will accommodate a significant portion of the planned growth in 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.” The Development will diversify the range of housing types and lot sizes found in the community by providing common element townhouse dwelling units in an area mostly characterized by existing rural, estate and single detached dwellings. The Development proposes utilization of vacant lands within the “Urban Area” that provides connections to planned services along Teston Road and proposes an increased density that is considered appropriate and complementary to the existing and planned surrounding uses.

Section 5.3 of the YROP requires that intensification occur in strategic locations within the built-up area to maximize efficiencies in infrastructure delivery and transit ridership. In accordance with the York Region 10-Year Roads and Transit Capital Construction Program map, the widening of Teston Road is scheduled to take place this year. Public transit is not readily available within proximity of the Subject Lands, with the closest bus stop at the Weston Road and Canada Drive intersection (Route 165F), located over 1,000 m walking distance away from the Development. The York Region Transportation Master Plan (‘TMP’) proposes that the section of Teston Road within the vicinity of the Subject Lands, be included in YRT’s Frequent Transit Network (‘FTN’) between 2027 and 2031. York Region’s Teston Road Class Environmental Assessment – Pine Valley Drive to Weston Road Report (Teston Road EA), dated November 24, 2016, provides the proposed transit stops for future YRT service within the vicinity of the Subject Lands, based on recommendations made in the Block 40/47 Traffic Management Plan and Travel Demand Management Plan.

The Subject Lands contain a “Significant Woodland” as defined by the criteria in Section 2.2.4.5 of the YROP, as identified in the EIS submitted with the Applications. The Development conforms to Section 2.2 of the YROP by: appropriately delineating the natural heritage features supported by the appropriate technical studies; locating the majority of the Development away from the natural feature; and, providing a 10 m buffer/vegetation protection zone (Block 2), to further protect the feature.

Section 7.2.53 of the YROP seeks to limit the number of vehicle accesses from regional roads to maximize the efficiency of the regional road system. This can be achieved through techniques such as suitable local street access, shared driveways, and interconnected properties. Vehicle access to the Development is proposed via Teston Road. York Region has identified in their comment letter dated March 7, 2022, that a

shared access should be contemplated with the lands to the west of the Subject Lands, municipally known as 3979 Teston Road. As such, the Development Planning Department recommends that the site plan, as shown on Attachment 5, be modified to facilitate a shared access, to conform to the policies of YROP, and that this modification be reflected in the related Site Development Application (File DA.21.069).

The Modified Development conforms to YROP as the Development proposes intensification within the Regional “Urban Area” by establishing uses that will support the anticipated population growth and address the demand for higher-density built forms, as the Region matures into a more compact community.

Additionally, the Modified Development provides a supply and mix of housing options to the community to meet current and future housing needs, and introduces a compact, pedestrian oriented and transit-supportive built form. The scale of the Development has been designed in a manner that is appropriate within the context of the surrounding existing low-density residential neighbourhoods. The Development also transitions appropriately to open space areas and future planned uses along Teston Road, while protecting the existing and adjacent natural heritage features to the greatest extent possible. In consideration of the above, the Development conforms to the YROP.

Site-specific amendments to VOP 2010 and OPA 600 are required to permit the Development

The Subject Lands are identified as “Community Areas” and “Natural Areas and Countryside” by Schedule 1 - Urban Structure in VOP 2010. The Subject Lands also contain “Core Features” as identified by Schedule 2 - Natural Heritage Network in VOP 2010.

The Subject Lands are designated “Low Density Residential” and “Valley Lands” on Map 12.13.A (‘Schedule B’) of VOP 2010 Volume 2, Area Specific Section 12.13 - Block 40/47 (the ‘Area Specific Plan’), as shown on Attachment 3. The land use policies for the “Low Density Residential” and “Valley Lands” designations are found in OPA 600 in accordance with Section 12.13.1.3 of the Area Specific Plan. Section 4.2.1.1.ii of OPA 600 permits parks and open space uses in the “Low Density Residential” designation; however, the proposed common element street townhouse, dual frontage and back-to-back townhouse dwellings, private stormwater management pond and private condominium roads are not permitted.

In accordance with Section 12.13.2.5.v.A of the Area Specific Plan, lands within Block 40/47 designated as “Low Density Residential” shall have an overall range of permitted gross density between 5 and 11 units per hectare, calculated on the area of developable lands. The Development proposes an overall gross density of 11.41 units

per hectare for Block 40/47; however, the Modified Development proposed by the Development Planning Department would result in an overall gross density of 11.3 units per hectare.

The Owner submitted Official Plan Amendment File OP.21.005 to facilitate the Development. The Modified Development would require the following site-specific amendments VOP 2010, Section 12.13 – Block 40/47, Volume 2 and OPA 600:

Table 1:

	Applicable Official Plan Section	Section Requirement	Proposed Exceptions to Vaughan Official Plan
a.	Section 12.13.2.5.v.A – Gross Density within Block 40/47	The overall permitted gross density for lands designated “Low Density” in the Block 40/47 Block Plan Area will be between 5 and 11 units per hectare	Permit an overall range of gross density between 5 and 11.3 units per hectare for lands designated “Low Density Residential” within the Block 40/47 Block Plan Area
b.	Section 4.2.1.1.ii of OPA 600 – Permitted Uses	The following uses are permitted in the “Low Density Residential” designation of OPA 600: <ul style="list-style-type: none"> • Detached houses • Semi-detached houses • Parks and open spaces 	Permit the following additional uses with frontage on a private road: <ul style="list-style-type: none"> • Street Townhouse Dwellings • Back-to-Back Townhouse Dwellings • Dual frontage Townhouse Dwellings • Private Stormwater Management Pond
c.	Section 9.2.3.2.a of VOP 2010, Vol1. – Definition of Townhouse	A Townhouse is a Low-Rise Residential building, up to three storeys in height, situated on a single parcel and part of a row of at least 3 but no more than 6 attached residential units	A Townhouse shall include a common element street townhouse, dual frontage townhouse or back-to-back townhouse on a single parcel and part of a row of at least 3 but no more than 8 attached residential units for Block 20 and no more than 10 attached units for Blocks 9 to 12.

	Applicable Official Plan Section	Section Requirement	Proposed Exceptions to Vaughan Official Plan
d.	Part of Section 9.2.3.2.b of VOP 2010, Vol1. – Types of Townhouses Permitted	Back-to-back townhouses shall not be permitted in areas designated “Low-Rise Residential”	Back-to-back townhouses shall be permitted in areas designated “Low-Density Residential”
e.	Part of Section 9.2.3.2.d of VOP 2010, Vol 1. – Townhouses Fronting a Public Street	Townhouses shall generally front onto a public street	Townhouses shall be permitted to front onto a private common element road
f.	Section 9.2.3.2.e of VOP 2010, Vol 1. – Separation Distance Between Townhouses	The minimum facing distance between blocks of Townhouses not separated by a public street should generally be 18 m	Permit a minimum facing distance of 16.9 m between townhouse Blocks: 1 and 4, 2 and 5, 3 and 6, 9 and 11, 10 and 12, 11 and 14, and 12 and 15.

Section 9.2.3.2.b of VOP 2010 does not permit back-to-back townhouses in the “Low-Rise Residential” designation. As the Development proposes back-to-back townhouses and increased gross density within the Block 40/47 Plan, the Development Planning Department recommends that the Owner replace Blocks 7 and 8 containing back-to-back townhouses, as shown on Attachment 5, with a centralized parkette to provide additional amenity for the Development.

The recommendation for the Modified Development is supported by the park policies of Section 7.3.2.3 of VOP 2010, which states, “parks shall be located and oriented to be in a central location in the community to be served in order to act as focal point and highly visible with prominent public street frontage (approximately 50% of park perimeter where feasible)”. In accordance with Section 7.3.2.6.d of VOP 2010, urban parks shall generally be greater than 1 hectare in size. The Owner proposes two (2) parkettes/private amenity areas that are 0.0425 ha (‘Parkette 1’) and 0.1255 ha (‘Parkette 2’) in size and located on the edges of the Development adjacent to the 10 m buffer/vegetation protection zone, as shown on Attachment 5.

The Development Planning Department is of the opinion that the proposed parkettes are not adequately located or sized to provide programmable park space for the Development. To accommodate 383 persons equivalent and to serve future residents of the back-to-back and the dual frontage townhouses, which do not include private backyards, a larger and more centralized parkette with programmable space, in the area shown on Attachment 5, is appropriate. In addition, the closest public parks in the area vicinity are located west of the Subject Lands as part of Plan of Subdivision File 19T-07V01 (0.1226 ha park) which is not yet developed, Hillside Park and Vince Gate Park which are located on the east side of Weston Road, 1,000 m or more walking distance away from the Subject Lands, and in the absence of sidewalks and public transit along Teston Road, accessing these parks on foot would be inconvenient. Providing a larger and programmable park in a central area of the Subject Lands, as shown on Attachment 5, would achieve the development of a Complete Community by providing immediate access to park space and would not require residents to drive to nearby parks.

The Development Planning Department supports the amendments to VOP 2010

The Development Planning Department supports the proposed amendments to VOP 2010 and OPA 600 to facilitate the Modified Development for the following reasons:

- The centralized parkette is recommended to provide adequate parkland to accommodate the increased block density, and proposed built forms without private backyards (i.e. back to back and dual frontage townhouse dwellings) proposed for the Subject Lands;
- The additional residential uses and increased block density within the “Low Density Residential” designation are considered appropriate as they would provide a mix and range of new housing options for the area in a compact built form that would be compatible with and provide an appropriate transition to the future “Mid-Rise Residential” uses planned for the north side of Teston Road;
- The proposed townhouse blocks of 8 attached residential units for Block 20, and 10 attached units in Blocks 9 through 12 are considered appropriate given that the majority of blocks within the Development will conform to the maximum of 6 attached residential units, including the back-to-back townhouse units which will feature 5 units in a row;
- Townhouses with frontage onto a private common element road is supported by Section 9.1.1.5 of VOP 2010, which requires common element roads to be designed to simulate a public street and shall conform to the policies outlined in

Sections 9.1.1.2, 9.1.1.3 and 9.1.1.4. The Development provides a 10.5 m wide driveway from Teston Road that leads to 8.5 m wide and 6 m wide private roadways. The Development conforms to Sections 9.1.1.2, 9.1.1.3 and 9.1.1.4 by providing sidewalks, pedestrian crossings, street trees and landscaping via a grid-like street pattern throughout the Development, as shown on Attachments 5 and 6.

- The facing distance of 16.9 m between townhouse blocks is appropriate given that the Development provides the standard 6 m width for a common element road with an appropriate amount of landscaping abutting the streets to ensure daylight and privacy conditions for individual units.

In consideration of the above, the proposed amendments to VOP 2010 and OPA 600, are considered appropriate given the existing and planned surrounding context. On this basis, the Development Planning Department is supportive of the proposed amendments to VOP 2010 and OPA 600, subject to the Recommendations of this report.

The Owner shall satisfy TRCA conditions in Attachment 1 to ensure conformity to the Core Features and Stormwater Management Policies of VOP 2010

Core Features

As the Subject Lands contain “Core Features” such as valley, stream corridor, woodland and provincially significant wetland, the Development is required to conform to Section 3.2.3.4 of VOP 2010 as it relates to protection of natural heritage features and minimum vegetation protection zones. In accordance with this policy, a 30 minimum vegetation protection zone shall be applied from the Provincially Significant Wetland, and a 10 m setback should be applied from the “Significant Woodland” feature. The Development is setback more than 30 m from the Provincially Significant Wetland and provides a 10 m minimum vegetation protection zone to the “Significant Woodland,” except for the encroachment areas, as shown on Attachment 5.

In accordance with Section 3.2.3.8 of VOP 2010, “development and/or site alteration adjacent to Core Features shall not be permitted unless it is demonstrated through an environmental impact study that the development will not result in a negative impact on the feature or its functions”. The Owner submitted an Environmental Impact Study (‘EIS’) in support of the Applications, prepared by Palmer Environmental Consulting Group Inc., dated December 2021.

The EIS submitted in support of the Applications identifies a total of 588 m² of the stormwater management infrastructure (i.e. plunge pool and access road) being

situated within the natural feature buffer and natural feature area. A compensation area of 291 m² adjacent to the 10 m buffer is proposed, as shown on Attachment 5, resulting in a natural system net area loss of 297 m². The TRCA requires that the plunge pool and access road be relocated as close to the SWM pond as possible, to ensure they are located outside of the staked natural features, to the greatest extent possible. The TRCA has provided conditional approval for the Applications, subject to this matter being addressed through Site Development Application (File DA.21.069). The relocation of the proposed plunge pool and access road outside of the natural feature or the 10 m vegetation protection zone area may require alterations to Block 18, as shown on Attachment 5, including the loss of dwelling units, and shall be confirmed through the related Site Development Application (File DA.21.069).

In accordance with Section 3.2.3.10 of VOP 2010, Core Features and their related vegetation protection zone will be conveyed to the TRCA as a condition of development approval. As such, lands that are proposed to be rezoned to “OS1 Open Space Conservation Zone” in Blocks 2 and Block 3 of Draft Plan of Subdivision File 19T-21V002, as shown on Attachment 4, shall be conveyed to the TRCA to ensure protection of the natural heritage features. A condition to this effect is included in Attachment 1. The TRCA has confirmed they will take ownership of the valley lands, but will not accept encumbered lands containing private infrastructure, therefore the Owner is required to address TRCA Conditions in Attachment 1, to ensure conformity with the “Core Features” policies of VOP 2010.

Stormwater Management

The Development is subject to the Stormwater Management Infrastructure in the Greenbelt policies (Section 3.5.8 of VOP 2010). In accordance with Section 3.5.8.1, stormwater management ponds are prohibited in key natural heritage features or their vegetation protection zones. The stormwater management pond, with the exception of plunge pool and access road is located outside of the natural heritage system, as shown on Attachment 6, however the TRCA has provided conditional approval for the Applications, provided that the Owner address the above noted matter through Site Development Application (File DA.21.069). The relocation of the proposed plunge pool and access road outside of the natural feature or the 10 m buffer area may require alterations to Block 18, as shown on Attachment 5, including the loss of dwelling units, and shall be confirmed through the related Site Development Application (File DA.21.069). Therefore, the Owner shall satisfy TRCA conditions to ensure conformity with the stormwater management policies of VOP 2010.

An Updated Block 40/47 Block Plan is required

The Subject Lands are located within the Block 40/47 Block Plan, which was approved by Council on June 24, 2014, and with modifications on May 19, 2015, as shown on Attachment 3. As the Owner was a non-participating landowner in the Block 40/47 Block Plan process, no details other than land use and potential stormwater management facilities were proposed for the Subject Lands. The Subject Lands are identified as “Low-Density Residential” and “Valley Lands” in the Block 40/47 Block Plan. Should the Applications be approved, the Owner will be required to submit a revised Block Plan demonstrating the Development on the Subject Lands. A condition to this effect is included in Attachment 1.

Site-specific exceptions to Zoning By-law 1-88 are required for the Development

The Subject Lands are zoned “A Agricultural Zone” and “OS1 Open Space Conservation Zone” by Zoning By-law 1-88 which do not permit the Development. The Owner has submitted Zoning By-law Amendment File Z.21.008 to rezone the Subject Lands to “RT1 Residential Townhouse Zone”, “OS1 Open Space Conservation Zone” and “A Agricultural Zone”, in the manner shown on Attachment 4, together with the following site-specific exceptions to the “RT1 Residential Townhouse Zone”:

Table 2:

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirement	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirement
a.	Definition of Street Townhouse Dwelling	Means a townhouse dwelling in which each dwelling unit is situated on its own lot, which lot abuts a public street	Means a townhouse dwelling in which each dwelling unit is situated on its own lot which abuts a public street or a private common element road

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirement	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirement
b.	Definition of Back-to-Back Townhouse Dwelling	No definition	Means a building containing three (3) or more dwelling units, each of which has direct access from the outside ground level and shares three (3) above ground party walls with abutting dwelling units; and a unit at the end of a row of townhouse dwellings and sharing only two (2) above ground party walls shall also be a townhouse dwelling
c.	Definition of Lot	Means a parcel of land fronting on a street separate from any abutting land	Means a parcel of land fronting onto a private common element road
d.	Definition of Street/Public Highway	Means a street or highway being a Provincial Highway or under the jurisdiction of the Regional Municipality of York, the Municipality of Metropolitan Toronto, or assumed by the City or being constructed under an Agreement with the City.	Includes a private common element road
e.	Definition of Parallel Visitor Parking Space	Parking spaces are required to be 2.7 by 6 m	Means a rectangular area measuring at least 2.5 m by 6 m
f.	Maximum Access Driveway Width at Teston Road (Section 3.8.g)	7.5 m	10.5 m

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirement	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirement
g.	Frontage on a Public Street (Section 3.21)	A building or structure shall front upon an improved public street	Permit a dwelling to front onto a private common element road
h.	Permitted Uses (Section 4.9)	Street Townhouse Dwellings	Permit Back-to-Back Townhouse Dwellings as an additional permitted use
i.	Permitted Yard Encroachments (Section 3.14.b)	Exterior stairways shall be permitted in the rear yard only except that an exterior stairway not exceeding one-half storey in height shall be permitted in any yard	Exterior stairways shall be permitted in the rear yard only except that an exterior stairway not exceeding one storey in height shall be permitted in any yard
j.	Permitted Yard Encroachments (Section 3.14.c)	Exterior stairs, porches, balconies which are uncovered, unexcavated and unenclosed and a bay window or similar projection which is constructed on footings may extend into an interior yard to a maximum distance of 0.3 m and may extend into a front, exterior or rear yard to a maximum of 1.8 m	Encroachments may also extend into an interior yard to a maximum of 0.3 m and may extend: a) into an exterior yard to a maximum of 1.8 m b) into a front yard to a maximum of 1.8 m, except the end unit of Block 17 c) into rear yard to a maximum of 1.8 m, except for Blocks 9 to 12
k.	Permitted Yard Encroachments and Restrictions for Porches and Exterior Stairs (Section 4.22.2i)	The following encroachments are permitted into the front, exterior and interior yards for a lot abutting a greenway, buffer block or stormwater management pond:	Eaves, gutters, exterior stairways, porches (covered and unenclosed) may encroach: a) into the required exterior yard, a maximum of 0.5 m, where the minimum exterior yard is 1.45 m or more for

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirement	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirement
		a) an unenclosed porch (covered or uncovered) to a maximum of 2.5 m, and eaves, gutters and steps may encroach an additional 0.5 m	Blocks 1, 3, 4, 5, 9 to 12, 13, 14, 15, 17, 18, and 22; b) into the front and rear yard, a maximum of 2.4 m for Blocks 1 to 6, and Blocks 13 to 22, except for the end unit of Block 17
l.	Encroachment Zone (Section 4.22.2.ii)	A 1.5 m no encroachment zone shall be maintained inside the property line within the front, exterior and interior yards	A 1.2 m encroachment no zone shall be maintained
m.	Maximum Building Height	11 m	12 m
n.	Minimum Lot Area	<ul style="list-style-type: none"> • 160 m² per unit for lots accessed by a lane • 180 m² per unit for a standard lot 	<ul style="list-style-type: none"> • 125 m² per unit for Blocks 1 to 6 • 86 m² per unit for Blocks 9 to 12 • 150 m² per unit for Blocks 13 to 22
o.	Minimum Lot Depth	<ul style="list-style-type: none"> • 27 m for lots accessed by a lane • 30 m for standard lots 	<ul style="list-style-type: none"> • 21 m for Blocks 1 to 6 • 13.4 m for Blocks 9 to 12 • 25 m for Blocks 14 and 15
p.	Minimum Front Yard Setback	<ul style="list-style-type: none"> • 4.5 m for lots accessed by a lane • 6 m for standard lots 	<ul style="list-style-type: none"> • 1.67 m to a stairway for Block 17
q.	Minimum Rear Yard Setback	<ul style="list-style-type: none"> • 7.5 m for lots accessed by a lane • 15 m for standard lots 	<ul style="list-style-type: none"> • 4.5 m for Blocks 1 to 6 • 0 m for Blocks 9 to 12 • 6.8 m for Block 13

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirement	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirement
r.	Interior Side Yard Setback abutting a Walkway or Greenway	3.5 m	1.45 m for Blocks 14 and 15
s.	Exterior Side Yard Setback	4.5 m	1.5 m for all Blocks
t.	Exterior Side Yard Setback Abutting a Site Triangle	3 m	1.5 m for all Blocks
u.	Maximum Number of Townhouse Units in a Row	A maximum of 6 units in a row	A maximum of 8 units in a row for Block 20 and a maximum of 10 attached units for Blocks 9 through 12
v.	Minimum Number of Visitor Parking Spaces	No requirement	0.225 spaces per dwelling unit x 125 units = 28 spaces

Minor modifications may be made to the zoning exceptions identified in Table 2 prior to the enactment of an implementing Zoning By-law, as required through the final review of Zoning By-law Amendment File Z.21.008, should the Applications be approved.

The Development Planning Department can support the proposed exceptions to the “RT1 Residential Townhouse Zone,” for the following reasons:

- The additional residential uses proposed will provide additional housing options for the area and the proposed built forms are considered compatible with existing and planned surrounding land uses;
- The proposed lot sizes, setbacks and encroachments are considered appropriate and acceptable to achieve a pedestrian oriented development;
- The proposed decrease in the size of parking spaces has been reviewed by the Transportation Division of the Development Engineering Department and is considered appropriate, provided that the Owner relocates the accessible parking spaces and provide a pavement marking plan for associated Site Development Application (File DA.21.069);

The private stormwater management pond will also be rezoned “OS1 Open Space Conservation Zone” to prevent future development on this portion of the Subject Lands. Block 3 on the Draft Plan as shown on Attachment 4, will remain “OS1 Open Space

Conservation Zone” and “A Agricultural Zone” until such time that the Owner submits the required applications to permit development on these lands.

The Development Planning Department recommends that the implementing zoning by-law for Zoning By-law Amendment Z.21.008 be approved once Site Development Application (File DA.21.069) is approved

As per Recommendation #3 of this report, the Development Planning Department recommends:

“THAT prior to the enactment of the implementing Zoning By-law Amendment for File Z.21.008, the related Site Development Application (File DA.21.069) shall be approved and address the following to the satisfaction of the City:

- a. replace Back-to-Back Townhouse Blocks 7 and 8 as shown on Attachment 5, to accommodate a centralized parkette;
- b. facilitate a single access on Teston Road to be shared by the subject lands and the abutting lands to the west, municipally known as 3979 Teston Road;
- c. explore alternative access locations from Teston Road to avoid an existing catch basin located along Teston Road to the satisfaction of York Region, and;
- d. relocate the accessory stormwater management structures (i.e. plunge pool and access road) to the satisfaction of the TRCA, which may result in the loss of unit(s) to Block 18, as shown on Attachment 6”.

The modifications that are required to be made to the Site Plan may ultimately affect the zoning exceptions proposed for the Subject Lands. As such, the Development Planning Department recommends that the implementing Zoning By-law for Z.21.008 be withheld until such time that the modifications be addressed to the satisfaction of the City through Site Development Application (File DA.21.069).

The Development is transitioned under Zoning By-law 001-2021

On October 20, 2021, Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law (‘Zoning By-law 001-2021’). A notice of the passing was circulated on October 25, 2021 in accordance with the *Planning Act*. The last date for filing an appeal to the Ontario Land Tribunal (OLT) in respect of Zoning By-law 001-2021 was November 15, 2021. Zoning By-law 001-2021 is currently under appeal and, when in force, will replace Zoning By-law 1-88, as amended. Until such time as Zoning By-law 001-2021 is in force, the Owner will be required to demonstrate conformity with

both Zoning By-law 001-2021 and Zoning By-law 1-88, as amended, unless a transition provision under Zoning By-law 001-2021 applies.

The Development qualifies under transition provision 1.6 of Zoning By-law 001-2021 as the Applications were filed and deemed complete prior to October 20, 2021, therefore the Development is not required to demonstrate compliance with Zoning By-law 001-2021.

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 has no objection to the Development, subject to the Recommendations of this report and the Draft Plan conditions in Attachment 1

Draft Plan

The Draft Plan shown on Attachment 4 consists of a residential block (Block 1), a 10 wide Open Space Buffer block (Block 2) and Other Lands Owned by the Owner (Block 3). Block 2 and portions of Block 3 which are proposed to be rezoned to “OS1 Open Space Conservation Zone”, as shown on Attachment 4, will be conveyed to the TRCA for protection of the natural features. Block 1 is intended to facilitate the Development, with access by private condominium roads via Teston Road.

Site Plan

The site plan shown on Attachment 5 includes 22 common element townhouse blocks consisting of 6 blocks of dual frontage townhouses, 6 blocks of back-to-back townhouses and 10 blocks of street townhouse dwellings for a total of 145 units. The lots for the street townhouse units are proposed to have frontages varying between 6 m to 6.4 m. Each dwelling unit is proposed to include two parking spaces.

Access to the Development is proposed from a 10.5 m wide full moves access from Teston Road. Condominium roads of 8.5 m and 6 m in width, terminating in a cul-de-sac, are proposed to service the Development. Sidewalks of 1.5 m in width and pedestrian crossings are proposed throughout the Development, connecting to a 3 m wide municipal multi-use path proposed along Teston Road. The street townhouse units are proposed to have private backyard spaces while the back-to-back townhouses as well as the dual frontage townhouses are proposed to have private balconies. Two parkettes, one of which includes a tot-lot, are also provided for the Development to provide additional amenity for residents. A private stormwater management pond is also proposed at the southern limits of the Subject Lands to manage stormwater for the Development.

The Development Planning Department recommends that two back-to-back townhouse blocks (Blocks 7 and 8) be replaced to accommodate a centralized parkette, as shown on Attachment 5. The recommended modification would result in a total of 125 dwelling units. A condition to this effect is included in the Recommendations of this report.

Parks and Amenity Areas

The Owner proposes two parkettes/private amenity areas for the Development that are 0.0425 ha ('Parkette 1') and 0.1255 ha respectively ('Parkette 2'), as follows:

- Parkette 1 is proposed to be located on the east side of the Development Area, adjacent to the 10 m buffer, and consists of a pavilion with bench seating surrounded by a sodded area with tree plantings
- Parkette 2 is proposed to be located at the rear of Blocks 16 and 17, with access via a 1.5 m pathway between Blocks 14 and 15, and consists of a children's playground and shade structure surrounded by a sodded area with tree plantings.

The Development Planning Department recommends that Blocks 7 and 8 be replaced to accommodate a centralized parkette, as shown on Attachment 5. A condition to this effect is included in the Recommendations of this report.

Landscape Plan

The proposed landscape plan is shown on Attachment 6. A variety of deciduous and coniferous trees, coniferous shrubs, grasses/perennials and sodding are proposed to be planted along the peripheries of the Development Area, along the private street boulevards, within the proposed amenity areas and surrounding the stormwater management pond.

A 1.5 m high chain link fence is proposed abutting the 10 m buffer along the eastern limits of the Development Area, as well as to separate Blocks 13, 14 and 15 from the respective parkettes and to separate Blocks 17 and 18 from the stormwater management pond. A 1.8 m high wood privacy fence is proposed along the western limits of the Development Area. The private backyards proposed for Blocks 13 to 22 are proposed to have concrete patio stones and 1.8 m high privacy screens between the townhouse units.

A pre-cast concrete retaining wall of 0.5 m is proposed abutting the western limits of the Subject Lands. A rip-rap overland spillway/emergency spillway is also proposed along the eastern boundaries of the Subject Lands to provide for emergency drainage in case of flood events. The stormwater management pond is designed with a limestone access road and plunge pool located within the natural feature area. The Development also proposes a few encroachments into the 10 m buffer area to provide adequate size rear yards for Blocks 13 and 15, but proposes TRCA compensation areas, as shown on Attachment 5, to accommodate the loss.

Conceptual Building Renderings

The conceptual building renderings for the Development are shown on Attachments 7 to 9. The townhouse blocks are proposed to be 3-storeys (12 m) in height measured to the mid-point of the roof in accordance with Zoning By-law 1-88. All blocks are proposed to accommodate 4 to 6 townhouse dwelling units in a row, except for Block 20 which is proposed to accommodate 8 townhouse dwelling units in a row and Blocks 9 through 12 which are proposed to accommodate 10 back-to-back townhouse units.

The rear elevation of the dual frontage townhouse blocks (Blocks 1 to 6) and the back-to-back townhouse blocks (Blocks 7 to 12) are proposed to accommodate private balconies. A combination of wood and brick architectural materials are proposed for all blocks, as shown on Attachments 7 to 9. Detailed building elevations including architectural materials will be reviewed and approved through Site Development Application (File DA.21.069).

Block 40/47 Urban Design Guidelines

The Development must conform to the Vaughan Council approved Block 40/47 Pine Heights Community Architectural Design Guidelines prepared by John G. Williams Architect Ltd. and the Block 40/47 Pine Heights community Landscape Master Plan prepared by NAK Design Strategies. The Owner shall provide an urban design brief to demonstrate this. A condition to this effect is included in Attachment 1.

Tree Protection

The Owner submitted a Tree Inventory and Preservation Report prepared by Kuntz Forestry Consulting Inc., prepared November 9, 2020 and revised February 5, 2021. A total of 203 trees were inventoried. A total of 70 trees are proposed to be removed to accommodate the Development, while the remaining 133 trees are proposed to be protected on the Subject Lands. A total of 29 replacement trees are required to be planted on the Subject Lands in accordance with By-law 052-2018, to replace trees 20 mm caliper or more that are proposed to be removed, to accommodate the Development. Should the Applications be approved, the Owner will be required to provide a detailed tree preservation study to the satisfaction of the City and enter into a Tree Protection Agreement. A condition to this effect is included in Attachment 1.

Sustainability Performance Metrics

The Development achieves an overall Sustainability Performance Metrics ('SPM') application score of 33 points (silver level); however, the Owner must provide a revised Sustainability Metrics to the satisfaction of the Development Planning Department.

Prior to final approval of the Draft Plan of Subdivision File 19T-21V002, the Development Planning Department shall approve the final urban design brief, sustainability metrics and enter into a Tree Protection Agreement. Conditions to this effect are included in Attachment 1.

Site Development Application (File DA.21.069) shall receive approval from the City, should the Applications be approved

Should the Applications be approved, the City must approve Site Development Application (File DA.21.069). In accordance with the modifications proposed in the recommendation section of this report, the Development Planning Department recommends that the site plan for the Development be revised to remove two (2) blocks (Blocks 7 and 8 as shown on Attachment 5) to accommodate a centralized parkette.

In accordance with comments from York Region and the Development Engineering Department, the site plan shall also be revised to:

- a. facilitate a single access on Teston Road to be shared by the subject lands and the abutting lands to the west, municipally known as 3979 Teston Road;
- b. explore an alternative access location from Teston Road to avoid an existing catch basin located along Teston Road;
- c. relocate accessible parking spaces to prevent vehicular conflicts with the proposed private roads, and;

- d. relocate the accessory stormwater management structures (i.e. plunge pool and access road) to the satisfaction of the TRCA, which may result in the loss of unit(s) to Block 18, as shown on Attachment 6.

Should the Applications be approved, the Owner will be required to submit and receive approval for a Draft Plan of (Common Element) Condominium Application

Should the Applications be approved, the Owner will be required to submit a Draft Plan of (Common Element) Condominium Application and receive approval from Council to establish the condominium tenure for the Development.

An Exemption from Part Lot Control Application is required to implement the Development

Should the Applications be approved, an Exemption from Part Lot Control Application will be required to create the Condominium Units tied to the common element condominium ("Parcels of Tied Land") for future ownership.

The Development Engineering Department has no objection to the Applications, subject to their conditions of approval being satisfied through Site Development Application (File DA.21.069)

The Development Engineering ('DE') Department has no objection to the Applications, subject to the Owner satisfying the conditions in Attachment 1 and outstanding comments relating to sanitary servicing, water servicing, stormwater management and lot grading, through related Site Development Application (File DA.21.069).

Block 40/47 Block Plan Master Environmental Servicing Plan (MESP)

The MESP associated with the Block 40/47 Block Plan was approved in May of 2018. The Subject Lands were envisioned to incorporate low-density residential units, municipal roads and services which would be tributary to a future public stormwater management pond ('SWM Pond' #4) on the Subject Lands and would convey sanitary flows within a future subdivision west of the Subject Lands, Subdivision File 19T-07V01 (2097500 Ontario Limited).

Sanitary Servicing

The Subject Lands are tributary to the Pine Valley North Sanitary Pumping Station ('SPS') located in the vicinity of Block 40 South, east of Pine Valley Drive as per the Block 40/47 MESP. The Development requires external sanitary sewers to be constructed via the York Region Capital Project along the south side of Teston Road, conveying flows through the 2097500 Ontario Limited Plan of Subdivision File 19T-07V01, as shown on Attachment 2.

The DE Department has confirmed the density generated by the Draft Plan will not exceed the maximum density permitted from the tributary Pine Valley North SPS and downstream sanitary collector systems, and generally conforms to the MESP for Block 40/47. DE has no objections to the proposed sanitary servicing strategy, subject to the Owner paying for their proportional share for the benefitting downstream sanitary sewer infrastructure and subject to the Owner entering into a Subdivision and/or Development Agreement with the City. Conditions to this effect are included in Attachment 1.

Water Servicing

The Subject Lands are located within Pressure District 7 ('PD7') of the York Water Supply System according to the Block 40/47 MESP and City mapping. The Subject Lands are proposed to be serviced by a new 200 mm diameter water service connection to the existing municipal 450 mm diameter concrete pressure pipe ('CPP') watermain via the York Region Capital Project, located within Teston Road, complete with a City Standard Valve & Chamber and City Standard Meter & Backflow Chamber at the property line. Internally, the Development is proposed to be serviced by private watermains, service connections and fire hydrants. DE has no objections to the proposed water supply servicing, subject to the Owner entering into a Subdivision and/or Development Agreement with the City. A condition to this effect is included in Attachment 1.

Stormwater Management

The Subject Lands were envisioned to be tributary to a future public SWM Pond #4, as per the Block 40/47 MESP; however, as the Owner did not participate in the Block 40/47 Block Plan Developers Group, they are proposing to service their lands via a private SWM Pond at the south-east corner of the Development. The private SWM Pond and proposed outlet towards the existing watercourse/elevated wetland traversing the south limit of the Subject Lands is subject to review and approval by the TRCA.

Environmental Site Assessment

The Owner submitted Phase One and Phase Two Environmental Site Assessment ('ESA') reports prepared by Palmer and dated December 21, 2020 and November 13, 2020 respectively. A Letter of Reliance was also submitted in support of the Applications. The DE Department is satisfied with the ESA reports and Letter of Reliance.

Noise

The Owner has submitted a Noise Feasibility Study prepared by HGC Engineering, dated February 5, 2021 ('Noise Report'). The Noise Report concludes that the sound levels due to road traffic from Teston Road will exceed the Ministry of Environment, Conservation and Parks ('MECP') limits. Based on the predicted sound levels,

implementation of indoor noise control measures will be required. Noise warning clauses are to be identified in all offers of purchase and sale/tenancy agreements for all dwelling units requiring noise control. Conditions to this effect are included in Attachment 1.

Parking

The Transportation Division of the DE Department has reviewed the Transportation Mobility Plan and Traffic Management Plan prepared by the Municipal Infrastructure Group Ltd. (TMIG) and dated February 2021, submitted in support of the Applications, and agrees with its findings. The Transportation Division of the DE Department is satisfied that the proposed parking supply is sufficient to accommodate the Development, and the Development will generate an acceptable traffic impact that can be accommodated by Teston Road. However, the DE Department recommends that a pavement marking plan be provided for the on-street parking and that the Owner relocate the proposed accessible parking spaces to ensure vehicular safety, through Site Development Application (File DA.21.069).

Access

Access to the Development is proposed via a 10.5 m wide full moves access from Teston Road. The proposed access is required to be approved by York Region. York Region, on March 7, 2022, identified that “the Subject Lands shall be designed in a way to protect for a future vehicular interconnection/access with adjacent properties to the west to permit the access to Teston Road to be shared”. Further to the recommendations of this report, a Condition to this effect has also been included in Attachment 1 to ensure access coordination between the two properties.

York Region has advised that the Owner is required to enter into a reciprocal easement agreement to provide vehicular interconnection/access with adjacent properties to the west and that a warning clause shall be included in the Site Plan Agreement between the City and the Owner. The proposed driveway is in conflict with the proposed end of the line catch basin located on Teston Road and as such, the Owner is required to explore design alternatives for the location of the access. The Owner shall satisfy all requirements of York Region through Site Development Application (File DA.21.069).

The DE Department advises that the City’s Site Plan and Site Servicing Criteria recommends a secondary/emergency access to serve emergency vehicles, as the Development includes more than 40 units. The DE Department strongly suggests that once the lands to the west develops, a secondary emergency access or exit be provided to Teston Road to satisfy this requirement. All accesses to Teston Road shall be approved by York Region, and shall be coordinated through a detailed review of future development applications for 3979 Teston Road.

The Owner shall enter into a cost sharing agreement with the Block 40/47 Landowner's Group and fulfill all financial obligations

The Subject Lands are located within the Block 40/47 Block Plan, as shown on Attachment 3. The Owner was a non-participating landowner in the Block 40/47 Block Plan process, and as such, the Owner did not enter into a cost-sharing agreement with the other landowners. The Owner shall enter into a cost-sharing agreement with the landowners for the Block 40/47 Block Plan Area and provide any financial contributions that may be required. Confirmation from the Trustee of the Block 40/47 landowners group certifying that the cost-sharing agreement has been entered into and any associated financial obligations have been satisfied, is required to be provided to the City prior to final approval of the Draft Plan. A condition of to this effect is included in Attachment 1.

The Toronto and Region Conservation Authority ('TRCA') has no objection to the Applications, subject to their comments and conditions being addressed through Site Development Application (File DA.21.069)

The TRCA has reviewed the Applications and has no objection to their approval, provided that their outstanding comments and conditions are addressed to their satisfaction, prior to approval of Site Development Application (File DA.21.069).

A significant portion of the Subject Lands is located within TRCA's Regulated Area, due to a valley corridor and associated tributary of the Humber Reiver that bisects the Subject Lands, as well as a provincially significant wetland complex located within the valley corridor. The TRCA, on May 3, 2021, confirmed that the development limits were staked with TRCA staff on April 7, 2017, and confirmed by the TRCA on August 31, 2018. A permit from the TRCA pursuant to Ontario Regulation 166/06 will be required for any development or site alteration within the Regulated Area on the Subject Lands. A condition to this effect is included in Attachment 1.

The following studies were submitted in support of the Applications and reviewed by the TRCA:

- Environmental Impact Study prepared by Palmer and dated December 2021;
- Hydrogeological Investigation prepared by DS Consultants Ltd. and dated February 4, 2021;
- Preliminary Geotechnical Investigation prepared by DS Consultants Ltd. and dated August 25, 2020, and;
- Meander Belt Assessment prepared by Palmer and dated August 6, 2020.

The proposed accessory structures associated with the SWM pond including the plunge pool and access road, are currently located within the natural feature and 10 m buffer area, as shown on Attachment 6. A total of 588 m² of the natural feature is proposed to be lost to accommodate the plunge pool and access road for the SWM pond. The EIS submitted in support of the Applications identifies a 291 m² area proposed in exchange for the natural feature loss, which would result in a net area loss of 297 m². The TRCA recommends that these stormwater functions be relocated as close to the SWM pond as possible, so the limits of development and natural feature are respected and result in the lowest net natural feature loss. The TRCA has provided conditional approval for the Applications, subject to this matter being addressed through Site Development Application (File DA.21.069). The relocation of the proposed plunge pool and access road outside of the natural feature or the 10 m vegetation protection zone area may require alterations to Block 18, as shown on Attachment 5, including the loss of dwelling units, and shall be confirmed through the related Site Development Application (File DA.21.069). The Owner shall satisfy TRCA conditions of approval as provided in Attachment 1.

In accordance with “Living City Policies” for Planning and Development within the Watersheds, the TRCA has advised that Block 2 and portions of Block 3 that are proposed to be rezoned to “OS1 Open Space Conservation Zone”, as shown on Attachment 4, shall be conveyed to the TRCA to ensure the protection of the natural features. A condition to this effect is included in Attachment 1, however it should be noted that the TRCA will not accept encumbered lands containing private infrastructure, therefore the Owner must satisfy TRCA Conditions as set out in Attachment 1. The lands zoned “Agricultural” within Block 3 are proposed to be maintained by the Owner for future development.

The Environmental Services Department, Solid Waste Management Division, has no objection to the Applications

The Environmental Services Department, Solid Waste Management Division, has reviewed the Applications and has no objection to their approval. At the time of the condominium application, the Owner will be advised whether or not the site is eligible for municipal waste pickup.

The Fire and Rescue Services Department has no objection to the Applications

The Fire and Rescue Service Department has no objection to the Development subject to the Owner satisfying all Building Code requirements and providing a minimum level of fire safety and protection at the building construction stage of development.

The Policy Planning and Environmental Sustainability Department has no objection to the Applications, subject to Owner satisfying TRCA Conditions

The Policy Planning and Environmental Sustainability Department ('PPES') has no objection to the approval of the Applications, subject to the Owner satisfying TRCA's conditions of approval.

The Cultural Heritage Division of the Development Planning Department has no objection to the Development, subject to conditions

The Subject Lands are identified in the Vaughan Heritage Inventory as a property of Architectural and Historical Significance, as the James Calhoun House, a log cabin built in 1840, was known to occupy the Subject Lands. A Cultural Heritage Impact Assessment ('CHIA') prepared by ASI Heritage and dated December 2018, was submitted in support of the Applications, which identifies that the cabin had collapsed. Two post World War II residences and a barn also once resided on the Subject Lands; however, the study concluded that the buildings did not represent historical or architect value and as such, the structures were demolished. Given this, the study concluded that there is no remaining architectural or historical significance that requires protection on the Subject Lands. The Cultural Heritage Division of the Development Planning Department has reviewed the CHIA and is satisfied with the findings, however the Subject Lands are required to be removed from the Vaughan Heritage Inventory.

The Owner submitted a Stage 1 and 2 Archaeological Assessment prepared by the Archaeologists Inc. and dated June 24, 2020. The Cultural Heritage Division of the Development Planning Department has reviewed the report and is satisfied with the findings; however, standard archaeological clauses will be included in the as a condition of subdivision approval, as identified in Attachment 1.

The Parks Infrastructure Planning Department and Real Estate Department have no objection to the Development, subject to parkland being dedicated or cash-in-lieu of parkland being satisfied

The Parks Planning Department and the Real Estate Department have no objection to the Development, provided the Owner shall dedicate land and/or pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the Subject Lands, prior to the issuance of Building Permit, in accordance with the *Planning Act* and the City's Cash-in-Lieu of Parkland Dedication Policy. The Owner shall submit an appraisal of the Subject Lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Vaughan Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.

On October 17, 2017, a Master Parks Agreement was executed between the City and the landowners group for Block 40/47, of which the Owner was party to. In accordance with Section 2.2.a) of the Master Parks Agreement, within the “Low Density Residential” designation, “in the event that any “Low-Density Residential” lands are redesignated and developed for Medium Density purposes, the Owner developing such lands shall be directly responsible for any excess Parkland dedication obligations and shall be subject to the parkland dedication by-law applicable to the Development”. Although the Owner is not requesting redesignation of the Subject Lands, the Owner proposes to develop the Subject Lands with dual frontage townhouses, back-to-back townhouses and townhouses, all with frontage on common element condominium roads, which are not permitted within the “Low Density Residential” designation. Given the above, the Owner will be required to provide an uplift fee for cash-in-lieu of parkland. The appraisal report that is required by the Real Estate Department will assist in determining the cash-in-lieu uplift value. Should the related Site Development File DA.21.069 be approved, a condition or approval to this effect will be included in the Site Plan Agreement/Letter of Undertaking.

The Owner is required to submit a letter from the Trustee from Block 40/47 identifying that the Owner is in good standing with the block and that parkland dedication has been satisfied. A condition to this effect is included in Attachment 1.

The School Boards have no objection to the Applications

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

Canada Post has no objection to the Development, subject to the Owner providing a centralized mail receiving facility

Canada Post has no objection to the Development, subject to the Owner providing the Development with its own centralized mail receiving facility, in accordance with their conditions provided in in Attachment 1.

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

Rogers Communications and Hydro One has no comment on the Applications, while the remaining utilities such as Enbridge Gas Inc., Bell Canada and Alectra Utilities have no objection to the Applications, subject to their Conditions of Approval that are included in Attachment 1 of this report.

Financial Impact

There are no requirements for funding associated with this report.

Broader Regional Impacts/Considerations

The Subject Lands have frontage along Teston Road, which is identified as a Regional Road in the YROP. The Owner requested exemption from the YROP through Official Plan Amendment File OP.21.005. The Region of York has determined that the Official Plan Amendment is a matter of local significance and has exempted Official Plan Amendment File OP.21.005 from York Region approval on May 24, 2022.

York Region has advised that it has no objection to the approval of the Applications, subject to the conditions of draft approval in Attachment 1 being satisfied.

Conclusion

The Development Planning Department has reviewed the Applications in consideration of applicable Provincial Policies, York Region and City Official Plan policies, the comments received from City Departments, external public agencies, the public and the surrounding area context. The Modified Development is consistent with the PPS, the Growth Plan and the York Region Official Plan. The proposed amendments to VOP 2010 and Zoning By-law 1-88, subject to the recommended modifications in this report, are appropriate and compatible given the existing and planned uses. On this basis, the Development Planning Department can support the approval of the Applications subject to the Recommendations in this report, and the Conditions as set out in Attachment 1.

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

Attachments

1. Conditions of Draft Plan of Subdivision Approval
2. Context and Location Map
3. Approved Block 40/47 Block Plan
4. Draft Plan of Subdivision File 19T-21V002 and Proposed Zoning
5. Conceptual Site Plan
6. Conceptual Landscape Plan
7. Conceptual Building Rendering: 3-storey Dual Frontage Townhouse (Blocks 1 - 6)
8. Conceptual Building Rendering: 3-storey Back-to-Back Townhouse (Blocks 7 - 12)
9. Conceptual Building Renderings: 3-storey Street Townhouse (Blocks 13 - 22)
10. Communication from Committee of the Whole (2) June 21, 2022 (C12)

Prepared by

Rebecca Roach, Planner, extension 8626

Letizia D'Addario, Senior Planner, extension 8213

Mark Antoine, Senior Manager, extension 8212

Nancy Tuckett, Director, extension 8529

ATTACHMENT NO. 1

CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL

DRAFT PLAN OF SUBDIVISION FILE 19T-21V002 (THE 'PLAN') 3911 TESTON ROAD INC. PART OF LOT 25, CONCESSION 6, CITY OF VAUGHAN

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION FILE 19T-21V002 (THE 'PLAN'), ARE AS FOLLOWS:

The Owner shall satisfy the following Conditions of Approval:

1. The Conditions of Approval of the City of Vaughan as set out on Attachment No. 1a).
2. The Conditions of Approval of York Region as set out on Attachment No. 1b) and dated May 24, 2022.
3. The Condition of Approval of the Toronto and Region Conservation Authority as set out on Attachment No. 1c) and dated May 12, 2022.
4. The Conditions of Approval of Alectra Utilities Corporation as set out on Attachment No. 1d) and dated July 7, 2021.
5. The Conditions of Approval of Enbridge Gas Inc. as set out on Attachment No. 1e) and dated April 6, 2021.
6. The Conditions of Approval of Bell Canada as set out on Attachment No. 1f) and dated February 12, 2021.
7. The Conditions of Approval of Canada Post as set out on Attachment No. 1g) and dated March 26, 2021.

Clearances

1. The City of Vaughan 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.
2. 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.
3. The Toronto and Region Conservation Authority shall advise that the Condition on Attachment No. 1c) has been satisfied and the clearance letter shall include a

brief statement detailing how the condition has been met.

4. Alectra Utilities 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.
5. Enbridge Gas Inc. 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.
6. Bell Canada 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.
7. Canada Post 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. 1 a)

CITY OF VAUGHAN CONDITIONS

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by Guido Papa Surveying, a Division of J.D. Barnes Limited, dated December 16, 2020 and revised December 7, 2021 (the 'Plan').
2. The lands within this Plan shall be appropriately zoned by a Zoning By-law which has come into effect in accordance with the provisions of the *Planning Act*.
3. The Owner shall enter into a subdivision agreement or development 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 municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
4. The pay any and all outstanding application fees to the Development Planning Department, in accordance with the in-effect Tariff of Fees By-law.
5. Prior to final approval of the Plan, the private road allowances included within the Plan shall be named, if required, to the satisfaction of the City of Vaughan and York Region Planning Departments.
6. Prior to final approval of the Plan, the Owner shall agree that construction access shall be provided only in a location approved by the City of Vaughan and the Region of York.
7. 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 of Vaughan.
8. The Owner shall agree to remove any driveways and building on site, which are not approved to be maintained as part of the Plan; any modification to off-site driveways required to accommodate this Plan shall be co-ordinated and completed at the cost of the Owner.
9. 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 of Vaughan, and a Development Agreement, if necessary.
10. Prior to final approval of the Plan, the Owner shall provide easements as may be required for utility, drainage or construction purposes which shall be granted to the appropriate authority(ies), free of all charge and encumbrances.

11. Prior to final approval of the Plan, the Owner shall coordinate a shared access to the development with the abutting lands to the west, municipally known as 3979 Teston Road.
12. Prior to final approval of the Plan, a soils report prepared at the Owner's expense shall be submitted to the City of Vaughan for review and approval. The Owner shall agree in the subdivision agreement, if required, 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 of Vaughan Development Engineering Department.
13. Prior to the initiation of grading, and prior to the registration of this Plan or any phase thereof, the Owner shall submit to the City of Vaughan Development Engineering Department for review and approval of the following:

A detailed engineering report that describes the storm drainage system for the proposed development within this 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 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 of Vaughan Development Engineering Department.

14. The Owner shall agree 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.
15. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost of any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized by others to accommodate the development of the Plan.

16. 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 of Vaughan.
17. 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. 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.
18. 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.
19. 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 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."
 - b) "Purchasers and/or tenants are advised that proper grading of all lots in conformity with the Subdivision Grading Plans is a requirement of the subdivision agreement.

The City of Vaughan 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 of Vaughan. Direct cash deposit from the Purchasers to the City of Vaughan and/or Owner, for lot grading purposes, is NOT a requirement. 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 the 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 m 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 ¹	3.5m

¹The Lot Frontage for Lots between 6.0 – 11.99m shall be comprised of a Minimum of 33% Landscaped Front or Exterior side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping in accordance with Paragraph 4.1.2 of Zoning By-law 1-88

- 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 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 0.3 m reserve as shown on the Construction Drawings”.
- h) “Purchasers and/or tenants are advised that fencing along the lot lines of Lots and Blocks abutting public lands is a requirement of the 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 ay 0.3 m reserve, as shown on the Construction Drawings.

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

- i) “Purchasers and/or tenants are advised that this plan 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”.
- j) “Purchasers and/or tenants are advised that their rear yard lot area has been designed to incorporate an infiltration trench system to achieve groundwater balance. It is the responsibility of the homeowner to maintain the infiltration trench systems in good operating condition, which may include periodic cleaning of the rear yard catch basin, as per the Environmental Compliance Approval (ECA) as issued by the Ministry of the Environment, Conservation and Parks (MECP)”.

Any additional warning clauses in the Noise Report 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.

- 20. 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.
 - In addition, the study shall quantify the value of three tree replacements using the Urban Design Tree Replacement Valuation outlined in the City’s Tree Protection Protocol.
 - The Owner shall not remove trees without written approval by the City.
 - The Owner shall enter into a tree protection agreement in accordance with City Council enacted Tree By-law 052-2018, which will form a condition of the draft plan approval.
- 21. The warning clause council approved September 29th, 1997 with respect to “Tree Fees” shall be included in the subdivision agreement:
 - *“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 a residential dwelling".

22. Prior to final approval of the Plan, the Owner shall prepare an urban design brief. The document must articulate how the design and concept is consistent with the performance standards outline in the Vaughan City-wide Urban Design Guidelines and Vaughan City-Wide Official Plan (VOP 2010) Urban Design Policies. The document shall address but not be limited to the following issues:
 - Landscape master plan; coordination of the urban design/streetscape elements including built form, fencing treatments, and street tree planting
 - The appropriate community edge treatment and landscaping along Teston Road with low-maintenance plant material
 - The appropriate landscaping within the stormwater management pond
 - Edge restoration along the open space lands
 - Architectural control design guidelines, including appropriate flankage elevations along Teston Road
 - Sustainability design practices/guidelines
 - Document shall also reference the existing Block 40/47 Pine Height Community Landscape Master Plan prepared by NAK Design Strategies
 - Document shall also reference the existing Block 40/47 Pine Heights Community Architectural Design Guidelines prepared by John G. Williams Architect Ltd.
23. Prior to final approval of the Plan, the Owner shall agree that all development shall proceed in accordance with the City of Vaughan Sustainability Metrics program.
24. The Owner shall agree in the subdivision agreement to convey the buffer block (Block 2) and the portions of Block 3 that are proposed to be rezoned to "OS1 Open Space Conservation Zone" to the TRCA, free of all encumbrances. The Owner is advised that an R-Plan may be required to be submitted to the TRCA to determine the staked limits of development abutting Weston Road.
25. Prior to final approval of the Plan, the Owner shall prepare a detailed edge management plan study for the perimeter of the open space lands. The study shall include an inventory of all existing trees within an 8 m zone inside the staked edges, and areas where the 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.
 - The Owner shall provide a report for a 20 m zone within all staked 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.

26. The Owner shall agree in the subdivision agreement to erect permanent wood fence treatments for flanking residential blocks; to be co-ordinated with the environmental noise report and architectural design guidelines.
27. The Owner shall agree in the subdivision agreement to erect a permanent 1.5 m high black vinyl chain-link fence or approved equal along the limits of the residential blocks that abut open space lands and associated buffer blocks.
28. The Owner shall agree to notify both the Ministry of Tourism, Culture and Sport, and the City of Vaughan Development Planning Department immediately in the event that:
 - a) archaeological resources are found on the property during grading or construction activities, to which the proponent must cease all grading or construction activities; and
 - b) where human remains are encountered during grading or construction activities, the proponent must cease all grading or construction activities. The Owner shall contact York Region Police, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.
29. The Owner shall obtain a permit from the Toronto and Region Conservation Authority pursuant to Ontario Regulation 166/06
30. The Owner shall agree to provide an updated Block 40/47 Plan to the satisfaction of the City.
31. The Owner shall cause the following to be displayed on the interior wall of the sales office, information approved by the City of Vaughan, prior to offering any units for sale, to be monitored periodically by the City. No Building Permit(s) shall be issued for a sales office or model home, or a residential unit until such information is approved by the City of Vaughan:
 - the block plan for the broader area, showing surrounding land uses, arterials/highways, railways and hydro lines, etc.
 - the location of street utilities, community mailboxes, entrance features, fencing and noise attenuation features, together with the sidewalk plan approved in conjunction with draft plan approval
 - the location of parks, open space, buffer blocks, stormwater management facilities and trails
 - the location of institutional uses, including schools, places of worship, and community facilities
 - the location and type of commercial sites
 - colour-coded residential for singles, semis, multiples, and apartment units,

and

- the following notes in BOLD CAPITAL TYPE on the map:

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

“For detailed grading and berming information, please call the developer’s engineering consultant, (TMIG) at 905-738-5700”.

“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.]

32. Prior to final approval of the Plan, the Owner shall provide the City with a letter from the Trustee of the Block 40/47 Landowner’s Group to confirm that the Owner has entered into a Cost-Sharing Agreement and fulfilled all obligations (i.e. financial, parkland dedication, etc.) of this Agreement.
33. Prior to final approval of the Plan, the City and York Region shall confirm that adequate water supply and sewage treatment capacity are available and have been allocated to accommodate the Plan.
34. 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 m reserves.
35. Prior to final approval of the Plan, the Owner shall submit to the satisfaction of the City, a listing prepared by an Ontario Land Surveyor of all the lot and block areas, frontages and depths for all the lots and blocks within the Plan.
36. Notwithstanding the provisions, the City may issue model home Building Permit(s) provided that the land is zoned to the satisfaction of the City.
37. 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(s).
38. Prior to the 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 Toronto and Region Conservation Authority ('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.

39. Prior to the initiation of the grading or stripping of topsoil and prior to final approval of the Plan, the Owner shall submit a top soil storage plan detailing the location, size, slopes stabilization methods and time period, for 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 either the park, open space and/or buffer block(s).
40. Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall submit a detailed hydrogeological impact study 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.
41. Prior to final approval of the Plan, an engineering report for an in-situ percolation test to confirm soil infiltration rates prepared at the Owner's expense shall be submitted to the City for review and approval.
42. 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 of the City.
43. Prior to final approval of the Plan, a Water Supply Analysis Report shall be submitted 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 and each phase thereof.
44. The Owner shall agree to provide the following for the purpose of fire safety and firefighting operations:
 - a) hydrants for firefighting, municipal or private, as identified in the plans and code requirements to be installed
 - b) hydrants shall be unobstructed and ready for use at all times
 - c) access roadways shall be maintained and suitable for large heavy vehicles, and

- d) temporary municipal address to be posted and visible for responding emergency vehicles satisfactory to the City.
- 45. Prior to final approval of the Plan, the Owner shall provide confirmation that satisfactory arrangements have been made with a suitable telecommunication provider to provide their services underground at the approved locations and to the satisfaction of the City.
- 46. Prior to final approval, the Owner shall satisfy all technical, financial and other requirements of Alectra Utilities (formerly PowerStream Inc.), its successors and assigns, regarding the design, installation, connection and/or expansion of electric distribution services, or any other related matters; the Owner shall enter into a development agreement with Alectra Utilities. which addresses the foregoing requirements.

The Owner shall agree to design, purchase materials, and install a buried hydro distribution system, compatible with the existing and/or proposed systems in surrounding Plans, all in accordance with the latest standards and specifications of Alectra Utilities and the City.



Corporate Services

May 24, 2022

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

Attention: Rebecca Roach, Planner

**RE: Official Plan Amendment LOPA.21.V.0025 (OP.21.005)
Draft Plan of Subdivision SUBP.21.V.0009 (19T-21V002)
Zoning By-law Amendment ZBA.21.V.0047 (Z.21.008)
3911 Teston Road
(3911 Teston Road Inc.)
City of Vaughan**

Further to York Region's letter dated June 21, 2021, the Region is in receipt of TRCA's letter dated May 12, 2022 and the applicant has addressed TRCA's comments in the latest submission. York Region has no further objections to the OPA application as it is a matter of local significance and provides our conditions of draft approval for the draft plan of subdivision prepared by Humphries Planning Group Inc., Drawing No. A1, dated December 7, 2021. The applications are in support of a future development block comprised of 145 townhouse units, a road network, parkettes and stormwater management infrastructure, within a 14.46 ha site.

Request for Exemption from Regional Approval

The OPA application was considered by Regional staff. Based on our review, the proposed OPA appears to be a routine matter of local significance. Further, in accordance with Regional Official Plan Policy 8.3.8, the proposed Amendment does not adversely affect Regional planning policies or interests.

Pursuant to Council authorization specified in By-law A-0265-1999-017, this application is hereby exempted from approval by Regional Planning Committee and Council. This allows the Amendment to come into effect following its adoption by the City of Vaughan and the expiration of the required appeal period.

Zoning By-law Amendment

The zoning by-law amendment proposes to rezone the subject lands from "A Agricultural Zone" to "RM2 Multiple Residential Zone" and "OS1 Open Space Zone" with additional exceptions. This

is considered a matter of local significance and Regional Planning staff do not have comments on the amendment.

Summary

York Region has no objection to the proposed Official Plan Amendment, zoning by-law amendment and draft plan of subdivision subject to the attached Schedule of Clauses/Conditions for the draft plan of subdivision. We request that a copy of the Notice of Decision be forwarded to this office.

Should you have any questions regarding the above, please contact Justin Wong, Planner, at 1-877-464-9675 ext. 71577 or by email at Justin.Wong@york.ca should you require further assistance.

Sincerely,

A handwritten signature in green ink, appearing to read 'Karen Whitney', is written over the typed name and title.

Karen Whitney, M.C.I.P., R.P.P
Director of Community Planning and Development Services

JW/

Copy: Stephen Bohan, TRCA

Schedule of Clauses/Conditions
SUBP.21.V.0009 (19T-21V002)
3911 Teston Road
(3911 Teston Road Inc.)
City of Vaughan

Re: Humphries Planning Group Inc., Drawing No. A1, dated December 7, 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 advise all potential purchasers of the existing and future introduction of transit services. The Owner/consultant is to contact YRT Contact Centre (tel. 1-866-668-3978) for route maps and the future plan maps.
3. The Owner shall agree to implement all recommendations, including TDM measures, as recommended in the Traffic Impact Study, to the satisfaction of the Region.
4. The following warning clause shall be included with respect to Block "1":

"THE OWNER COVENANTS AND AGREES TO ADVISE POTENTIAL PURCHASERS, IN ALL AGREEMENTS OF PURCHASE AND SALE, THAT A VEHICULAR INTERCONNECTION/ACCESS WILL BE PROVIDED TO THE LANDS WEST OF THE SUBJECT SITE TO PERMIT THE ACCESS TO TESTON ROAD TO BE SHARED. AS SUCH, TRAFFIC VOLUMES ARE EXPECTED TO INCREASE AT THE TIME THESE LANDS ARE DEVELOPED."

5. The Owner shall allow and permit for the westerly abutting property to have a vehicular interconnection and access through the subject property to Teston Road.
6. The Owner shall agree to engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of Development Engineering recommending noise attenuation features.
7. The Owner shall agree to implement the noise attenuation features as recommended by the noise study and to the satisfaction of Development Engineering.
8. The Owner shall agree that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.
9. The Owner shall agree to include the following warning clause with respect to Block "1":

"Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants."

10. The Owner shall agree in that, where noise attenuation features will abut a York Region right-of-way, the Owner shall agree in wording satisfactory to York Region's Development Engineering, as follows:
 - a) That no part of any noise attenuation feature shall be constructed on or within the York Region right-of-way,
 - b) That noise fences adjacent to York Region roads may be constructed on the private side of the 0.3 metre reserve and may be a maximum 2.5 metres in height, subject to the area municipality's concurrence, and
 - c) That maintenance of the noise barriers and fences bordering on York Region Right-Of-Way's shall not be the responsibility of York Region.

Conditions to be Satisfied Prior to Final Approval

11. 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) 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 draft plan, or any phase thereof, and
 - b) A copy of an email confirmation by a City of Vaughan staff member stating that the allocation to the subject development remains valid at the time of the request for regional clearance of this condition.
12. The Region requires the Owner submit a Phase One Environmental Site Assessment ("ESA") in general accordance with the requirements of the Environmental Protection Act and O. Reg. 153/04 Records of Site Condition, as amended ("O. Reg. 153/04"). The Phase One ESA must be for the Owner's property that is the subject of the application and include the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. The Region, at its discretion, may require further study, investigation, assessment, delineation

and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or documentation must be provided to the Region in the Region's standard format and/or contain terms and conditions satisfactory to the Region.

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

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

13. Upon registration of the plan, the Owner shall convey the following lands to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the Regional Solicitor:
 - a) 10 metre by 10 metre daylight triangles at the south-west and south-east corners of the intersection of the Block 1 access and Teston Road, and
 - b) A temporary construction easement in the shape of a trapezoid measuring 23.86 metre by 8.92 metre by 30.79 metre by 5.80 metre in Block 2 adjacent to Teston and Block 3; see the attached sketch for details. The easement will be in place from August 2021 to December 2024.
14. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
15. For any applications (Site Plan or Zoning By-law Amendment) completed after January 1, 2020, the Owner shall enter into a Development Charge Rate Freezing Agreement with York Region to freeze/lock in the Development Charge rate at the time the site plan application or Zoning By-law Amendment is deemed complete submission, satisfy all conditions, financial and otherwise, and confirm the date at which Regional development charge rates are frozen; 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. Please contact Fabrizio Filippazzo, Manager, Development Financing Administration to initiate a Development Charge Agreement with York Region.

16. The Regional Corporate Services Department shall advise that Conditions 1 to 15 inclusive, have been satisfied.

May 12, 2022

CFN 64847

SENT BY E-MAIL (rebecca.roach@vaughan.ca)

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

Dear Ms. Roach:

**Re: 3rd Submission
Draft Plan of Subdivision Application 19T-21V002
Official Plan Amendment Application OP.21.005
Zoning By-Law Amendment Application Z.21.008
Part Lot 25, Concession 6
3911 Teston Road
City of Vaughan, Regional Municipality of York
3911 Teston Road Inc. (Agent: Humphries Planning Group Inc.)**

Further to our previous letter dated March 7, 2022, this letter acknowledges receipt of technical circulations for the above noted applications. A digital copy of materials including a revised draft zoning by-law amendment and schedule and stormwater management design materials was submitted to the Toronto and Region Conservation Authority (TRCA) by the proponent on April 11, 2022, April 14, 2022, and May 4, 2022. A list of the documents reviewed by TRCA can be found in Appendix 'A' of this letter.

Recommendations

TRCA staff have no objection to the approval of Draft Plan of Subdivision 19T-21V002, Official Plan Amendment OP.21.005, Zoning By-Law Amendment Z.21.008.

Conditions for Draft Plan of Subdivision 19T-21V002 have been included in Appendix 'B'.

It is the expectation of TRCA that the Owner will address TRCA's interests through finalization of Site Development Application DA.21.069 and fulfillment of the conditions of draft plan approval. Comments for the detailed design process are included in Appendix 'C'. This may necessitate redline revisions to the draft plan.

Please provide the Notice of Decision for the draft plan of subdivision, official plan, and zoning by-law amendment once they are approved.

Fees/Timing

Please note that this project will be subject to a clearance fee at the time of clearance, which will be based on the fee schedule in effect at that time.

At the time of requesting clearance of TRCA conditions of draft plan approval, we ask that the applicant submit their request in writing to TRCA offices a minimum of **90 days** in advance of expected registration.

Additional time may be required in cases where open space lands are to be dedicated into public ownership, and/or Ontario Regulation 166/06 permits are required from TRCA (i.e., grading and servicing, SWM ponds, infrastructure works). We ask that the applicant consider these requirements and take into consideration the required timelines prior to the submission of draft plan clearance requests.

We trust these comments are of assistance. Should you have any questions, please contact me at extension 5743 or at stephen.bohan@trca.ca.

Sincerely,



Stephen Bohan

Planner

Development Planning and Permits | Development and Engineering Services

Appendix 'A' - Materials Reviewed by TRCA

The following materials were received by TRCA on May 4, 2022:

- Comment Response Email, prepared by Humphries Planning Group Inc. and TYLin International Company/TMIG, dated May 4, 2022.
- Stormwater Management Report Excerpts, prepared by TMIG, revised dated May 2022.
- Infiltration Testing at 3911 Teston Road Report, Prepared by DS Consultants, dated February 10, 2021.

The following materials were received by TRCA on April 14, 2022:

- Draft Zoning By-law Amendment, prepared by Proponent, dated April 14, 2022.

The following materials were received by TRCA on April 11, 2022:

- VO Model, prepared by TYLin International Company/TMIG, dated December 22, 2021.

Appendix 'B' – TRCA's Draft Plan Conditions and Comments**TRCA's Conditions of Draft Plan Approval**

TRCA recommends approval of Draft Plan of Subdivision, Part of Lot 25, Concession 6, City of Vaughan, Regional Municipality of York, prepared by Humphries Planning Group Inc., revised dated December 7, 2021, subject to the following conditions:

1. Prior to topsoil stripping and prior to the registration of this plan or any phase thereof, the Owner shall submit a detailed engineering report and plans to the satisfaction of TRCA for any proposed topsoil stripping in the plan area. This report shall include:
 - i. Detailed plans illustrating the topsoil stripping proposal, including but not limited to the locations, staging and methodology; and
 - ii. 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 topsoil stripping.

The Owner shall carry out, or cause to be carried out, the recommendations of the engineering report and details of the plans approved by TRCA for topsoil stripping purposes to the satisfaction of TRCA.

2. Prior to site alteration (except for topsoil stripping) and prior to the registration of this plan or any phase thereof, the Owner shall submit a detailed engineering report (or reports) to the satisfaction of TRCA. This report shall include:
 - i. A description of the storm drainage system and appropriate stormwater management techniques including minor and major flow controls for the proposed development of the subject land and how it will comply with all related TRCA requirements for quantity, quality, water balance and erosion control.
 - ii. 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.
 - iii. Appropriate Stormwater Management Practices (SWMPs) 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 heritage system, both aquatic and terrestrial.
 - iv. Detailed plans and calculations for the proposed lot-level, conveyance and end-of-pipe controls to be implemented on the site.
 - v. Appropriate SWMPs to be used to treat stormwater, to mitigate the impacts of development on the overall site water balance to meet the pre-development water budget to satisfy the CTC Source Protection Plan criteria.
 - vi. Proposed measures to maintain feature-based water balance and to mitigate impacts to those natural features that have been assessed to be potentially impacted by the development.
 - vii. A subsurface investigation (including assessment of groundwater levels) for the final design of site grading and stormwater management infrastructure. The

recommendations of the subsurface assessment will be used to inform the final design and construction plans.

- viii. 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.
- ix. Grading plans for the subject lands.
- x. Cross-sections and details where grading and filling is proposed in or adjacent to the Buffer (Block 2) and the valley lands ('Other Lands Owned by Applicant – Block 3), including detailed cross sections for any proposed retaining walls adjacent to the subject blocks. The cross-sections and details shall include, but shall not be limited to, existing and proposed grades; limits of the natural features, hazards and buffers; transition to the adjacent tableland areas; interim and permanent stabilization of the slopes/disturbed areas; soil remediation; mitigation; tree protection; sediment and erosion controls; supporting geotechnical/soils analyses; and compensation to the satisfaction of TRCA.
- xi. 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.
- xii. 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.

The Owner shall carry out, or cause to be carried out, the recommendations of the engineering reports and details of the plans approved by TRCA to the satisfaction of TRCA. This shall be identified as a requirement within the subdivision agreement.

- 3. That prior to site alteration and prior to the registration of this plan or any phase thereof, the Owner prepare a tree protection and preservation plan for the site to the satisfaction of TRCA.
- 4. Prior to the registration of this plan or any phase thereof, the Owner shall prepare comprehensive landscape planting plans, to the satisfaction of TRCA, for the Buffer (Block 2) and "Other Lands Owned by Applicant" (Block 3). The Owner shall carry out, or cause to be carried out, the restoration plantings approved by TRCA to the satisfaction of TRCA. This shall be identified as a requirement within the subdivision agreement.
- 5. That prior to the registration of this plan or any phase thereof, the Owner prepare a plan that addresses the removal and restoration of historical, man-made intrusions in the Buffer (Block 2) and the Other Lands Owned by Application (Block 3) to the satisfaction of TRCA, which must include but is not limited to the removal of paths, culverts, structures, fences, debris, etc. and the restoration of these areas to a natural state.
- 6. That the Buffer (Block 2) and "Other Lands Owned by Applicant" (Block 3) be dedicated to public ownership (TRCA or the City of Vaughan), free of all charges and encumbrances, to the satisfaction of TRCA;
- 7. Prior to the registration of this plan or any phase thereof, the Owner shall 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.

8. The implementing zoning by-law shall recognize the Buffer (Block 2) and “Other Lands Owned by Applicant” (Block 3) in an open space, or other suitable environmental protection zoning category, which has the effect of prohibiting development, to the satisfaction of TRCA.
9. The implementing zoning by-law shall be prepared to the satisfaction of TRCA.
10. The Owner shall provide a copy of the adopted implementing zoning by-law to TRCA, when available, to facilitate the clearance of conditions of draft plan approval.
11. 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 of approval.
 - ii. To install and maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to TRCA.
 - iii. To complete a detailed erosion assessment for all locations where drainage facilities (e.g., stormwater outlets) will be located within, or directly adjacent to the valley corridor. The assessment shall include measures to ensure mitigation of any potential downstream impacts. The design of all facilities shall match pre to post and shall be verified based on three years of continuous monitoring. An adaptive management plan shall be established and implemented based on the monitoring results to the satisfaction of 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.
12. This draft plan of subdivision shall be subject to red-line revision(s) to meet the requirements of the conditions of TRCA, if necessary, to the satisfaction of TRCA.
13. The Owner shall provide a copy of the fully executed subdivision agreement to TRCA, when available, to expedite the clearance of conditions of draft plan approval.

TRCA’s Comments on the Zoning By-law Amendment Application

Please further note that TRCA’s comments on Zoning By-law Amendment Application Z.21.008 can be found above within the conditions of draft plan approval for Draft Plan of Subdivision Application 19T-21V002.

Should any revisions to the draft plan of subdivision application or zoning by-law amendment application be proposed now or in the future, TRCA asks to be given the opportunity to amend our conditions and comments accordingly.

Revised: May 11, 2020

Date: July 7th , 2021

Attention: **Rebecca Roach**

RE: Request for Comments

File No.: **OP.21.005, Z.21.008 & 19T-21V002**

Applicant: 3911 Teston Road Inc.c/o Robert Vitullo

Location 3911 Teston Road (Part Lot 25, Con. 6).

Revised: May 11, 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.

Town Home/Semi Detached municipal and/or private developments require a minimum set back of 3.40M from the street line to any structure such as foundations, outdoor stairs, porches, columns etc..... to accommodate standard secondary service connections.

Revised: May 11, 2020

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.

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

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



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

April 6, 2021

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

Dear Rebecca,

Re: Draft Plan of Subdivision, Official Plan Amendment, Zoning By-law Amendment
3911 Teston Road Inc.c/o Robert Vitullo
3911 Teston Road
City of Vaughan
File No.: 19T-21V002, OP-21-005, Z-21-008

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.

The applicant will contact Enbridge Gas Inc.'s Customer Connections department by emailing SalesArea30@Enbridge.com prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.

Sincerely,

A handwritten signature in blue ink, reading "Casey O'Neil". The signature is written in a cursive, flowing style.

Casey O'Neil

Sr Analyst Municipal Planning
Long Range Distribution Planning

ENBRIDGE GAS INC.

TEL: 416-495-5180
500 Consumers Rd. North York, Ontario, M2J 1P8

enbridge.com

Safety. Integrity. Respect.

Attachment 1f) - Bell Conditions

From: circulations@wsp.com
To: [Roach, Rebecca](#)
Subject: [External] OPA (OP.21.005), ZBLA (Z.21.008) and Draft Plan of Subdivision (19T-21V002) Application; 3911 Teston Rd., Vaughan
Date: Monday, April 12, 2021 5:34:37 PM

2021-04-12

Rebecca Roach

Vaughan

, ,

Attention: Rebecca Roach

Re: OPA (OP.21.005), ZBLA (Z.21.008) and Draft Plan of Subdivision (19T-21V002) Application; 3911 Teston Rd., Vaughan; Your File No. OP.21.005,Z.21.008,19T-21V002

Our File No. 90105

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 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

Should you have any questions, please contact the undersigned.

Yours truly,

Ryan Courville
Manager - Planning and Development
Network Provisioning
Email: planninganddevelopment@bell.ca

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-LAEmHhHzdJzBITWfa4Hgs7pbKI

Attachment 1g - Canada Post Conditions

March 26, 2021

City of Vaughan – Planning Department

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

Reference: **File: OP.21.005, Z21.008 & 19T-21V002** **Related Files: PAC.19.099**
3911 Teston Road (Part Lot 25, Con 6)
145 townhouse units

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

Canada Post has reviewed the proposal of 145 townhouse units for the above noted Development Application and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mail Boxes.

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

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

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

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

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

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

Sincerely,

Lorraine Farquharson

Lorraine Farquharson

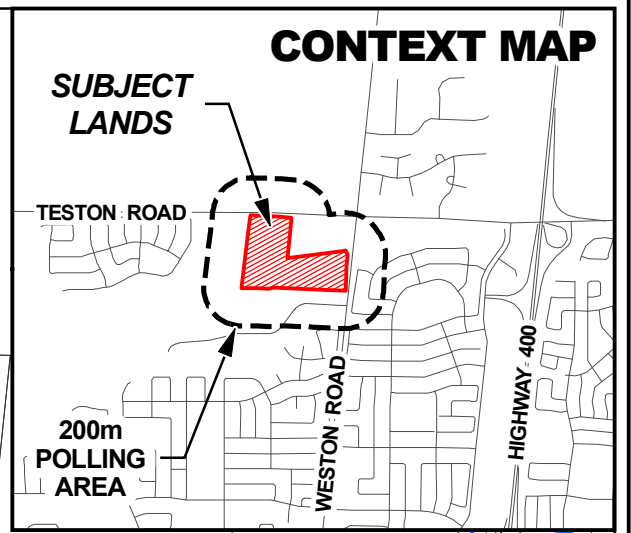
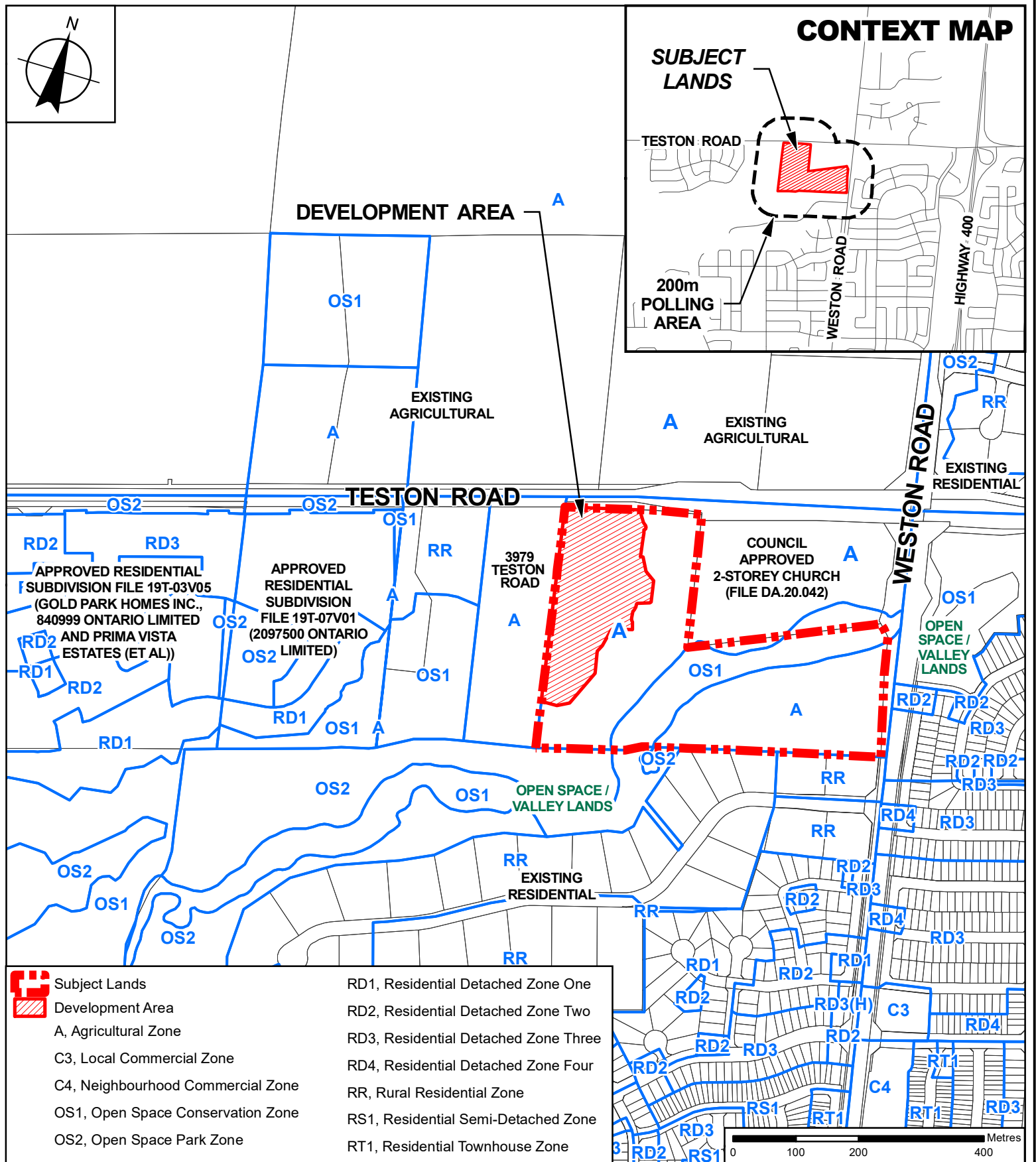
Delivery Services Officer | Delivery Planning - GTA

200 – 5210 Bradco Blvd

Mississauga, ON L6W 1G7

(416) 262-2394

lorraine.farquharson@canadapost.ca



Context and Location Map

LOCATION:
3911 Teston Road
Part of Lot 25, Concession 6

APPLICANT:
3911 Teston Road Inc.



Attachment

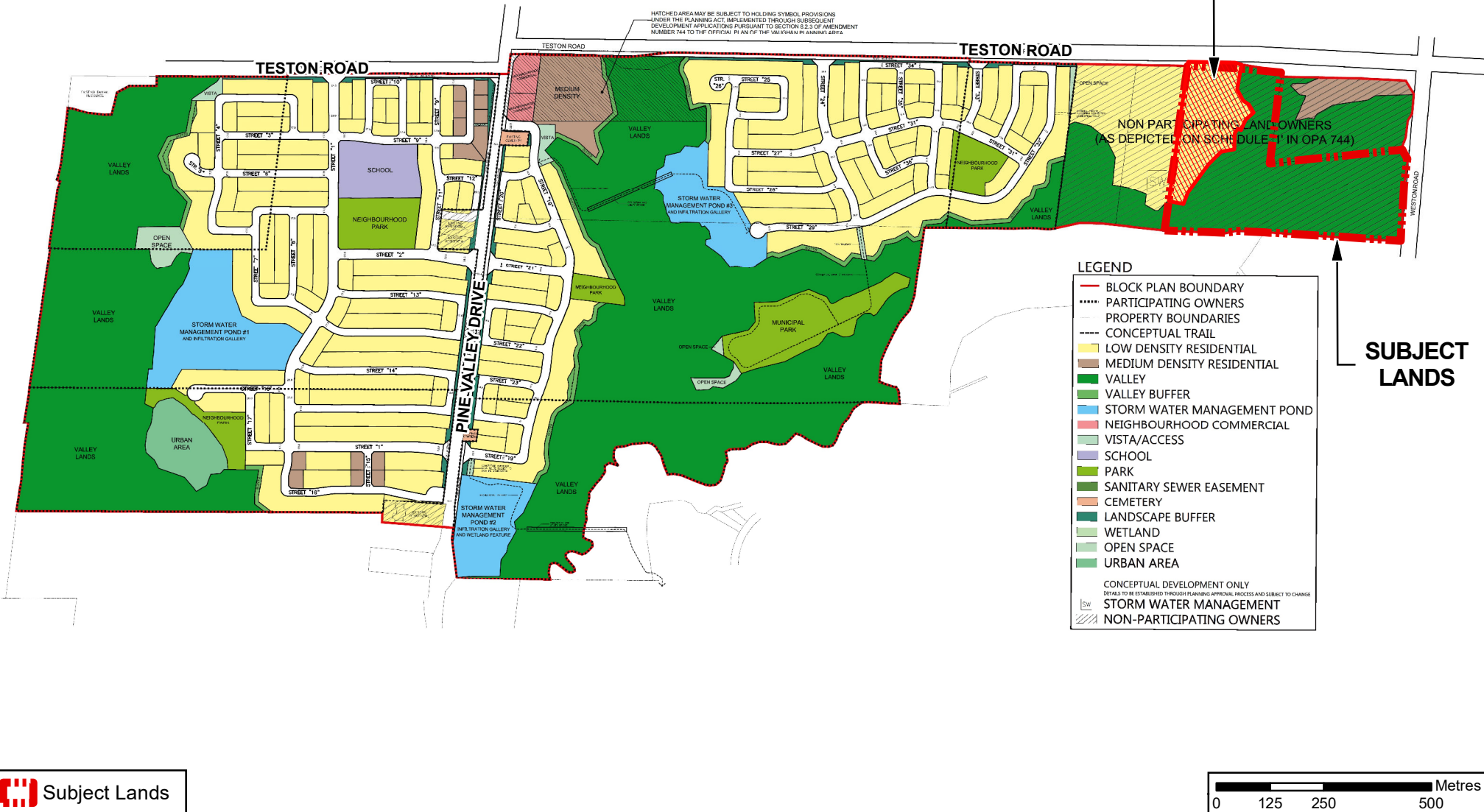
FILES: OP.21.005,
Z.21.008 and 19T-21V002

DATE:
June 21, 2022

2



DEVELOPMENT AREA



Approved Block 40/47 Block Plan

LOCATION:
3911 Teston Road
Part of Lot 25, Concession 6

APPLICANT:
3911 Teston Road Inc.

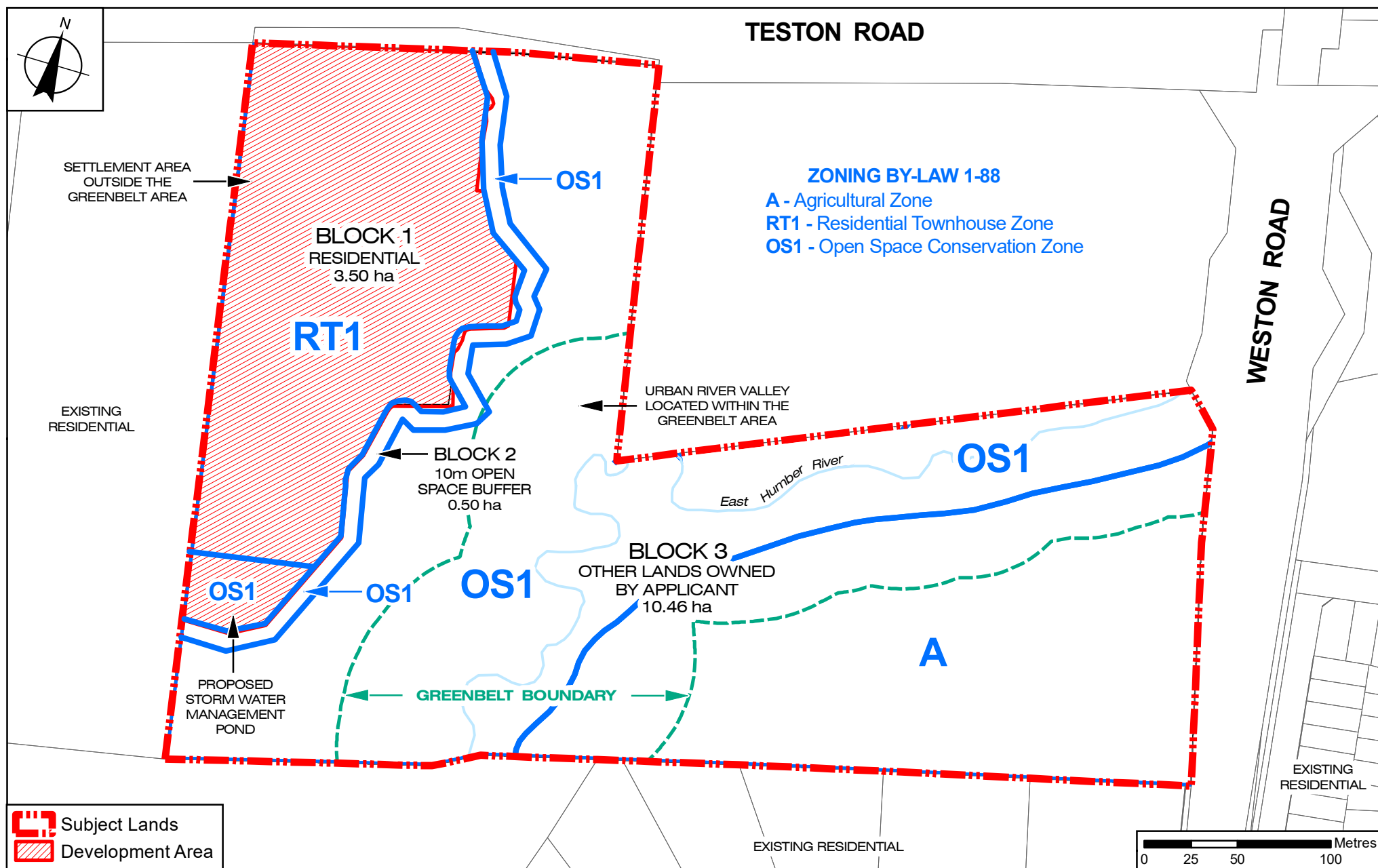


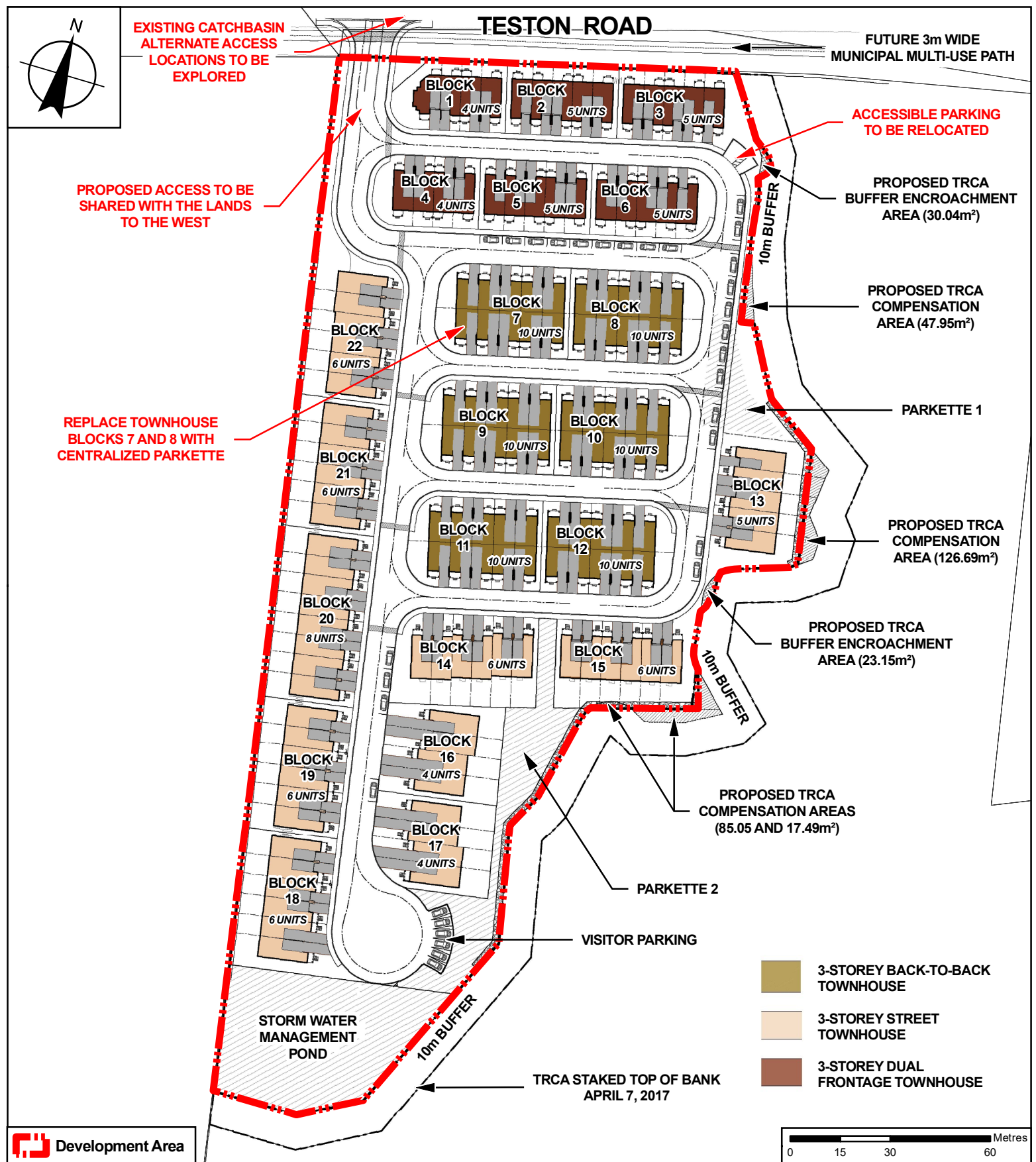
Attachment

FILES: OP.21.005,
Z.21.008 and 19T-21V002

DATE:
June 21, 2022

3





Conceptual Site Plan

LOCATION:
3911 Teston Road
Part of Lot 25, Concession 6

APPLICANT:
3911 Teston Road Inc.



Attachment

FILES: OP.21.005,
Z.21.008 and 19T-21V002

DATE:
June 21, 2022

5



Conceptual Landscape Plan

LOCATION:
3911 Teston Road
Part of Lot 25, Concession 6

APPLICANT:
3911 Teston Road Inc.



Attachment

FILES: OP.21.005,
Z.21.008 and 19T-21V002

DATE:
June 21, 2022

6



Not to Scale

Conceptual Building Rendering: 3-Storey Dual Frontage Townhouse (Blocks 1 - 6)

Location: Part of Lot 25, Concession 6;
3911 Teston Road

APPLICANT:
3911 Teston Road Inc.



Attachment

Files: OP.21.005,
Z.21.008, and 19T-21V002

DATE:
June 21, 2022

7



Not to Scale

Conceptual Building Rendering: 3-Storey Back-to-Back Townhouse (Blocks 7-12)

Location: Part of Lot 25, Concession 6;
3911 Teston Road

APPLICANT:
3911 Teston Road Inc.



Attachment

Files: OP.21.005,
Z.21.008, and 19T-21V002

DATE:
June 21, 2022

8



Not to Scale

Conceptual Building Rendering: 3-Storey Street Townhouse (Blocks 13 - 22)

Location: Part of Lot 25, Concession 6;
3911 Teston Road

APPLICANT:
3911 Teston Road Inc.



Attachment

Files: OP.21.005,
Z.21.008, and 19T-21V002

DATE:
June 21, 2022

9

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 28, 2022

Item 10, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 28, 2022.

10. UPDATE ON THE DEVELOPMENT OF A CULTURAL AND PERFORMING ARTS CENTRE IN THE VMC (TRANSMITTAL REPORT)

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Vaughan Metropolitan Centre Sub-Committee, dated September 13, 2022:

Recommendations

The VMC Sub-committee forwards the following recommendations from its meeting of June 21, 2022 (Item 3, Report No. 1), for consideration:

- 1) That the recommendations contained in the report of the City Manager dated June 21, 2022, were received and forwarded to Council for consideration; and
- 2) That the presentation by Michelle Walter, AMS Planning and Research and C3, presentation material titled "City of Vaughan Cultural Arts Centre" were received.

Recommendations of the City Manager, dated June 21, 2022:

1. THAT Council endorse the pursuit of a "hub-and-spoke" model for developing a cultural arts district in the VMC as presented to the VMC Sub-Committee by AMS, the lead consultant.
2. THAT Council endorse the launch of a VMC Arts & Creative Industries Advisory Group in the next term of Council to coordinate the development of hub-and-spoke arts activations in the VMC.

Committee of the Whole (1) Report

DATE: Tuesday, September 13, 2022

WARD: 4

TITLE: UPDATE ON THE DEVELOPMENT OF A CULTURAL AND PERFORMING ARTS CENTRE IN THE VMC (TRANSMITTAL REPORT)

FROM:

Vaughan Metropolitan Centre Sub-Committee

ACTION: DECISION

Purpose

To forward, for Council approval, recommendations from the VMC Sub-committee with respect to the subject matter.

Report Highlights

- This is a transmittal report from the City Clerk on behalf of the VMC Sub-committee, forwarding recommendations for Council approval.

Recommendations

The VMC Sub-committee forwards the following recommendations from its meeting of June 21, 2022 (Item 3, Report No. 1), for consideration:

- 1) That the recommendations contained in the report of the City Manager dated June 21, 2022, were received and forwarded to Council for consideration; and
- 2) That the presentation by Michelle Walter, AMS Planning and Research and C3, presentation material titled "*City of Vaughan Cultural Arts Centre*" were received.

Recommendations of the City Manager, dated June 21, 2022:

1. THAT Council endorse the pursuit of a "hub-and-spoke" model for developing a cultural arts district in the VMC as presented to the VMC Sub-Committee by AMS, the lead consultant.

2. THAT Council endorse the launch of a VMC Arts & Creative Industries Advisory Group in the next term of Council to coordinate the development of hub-and-spoke arts activations in the VMC.

Background

At its meeting of June 21, 2022, the VMC Sub-committee considered recommendations on the subject matter in the report of the City Manager – Item 3, Report No. 1 [Attachment 1].

Previous Reports/Authority

Previous reports relating to the development of a Cultural and Performing Arts Centre in the VMC can be found at the following links:

[VMC Culture and Public Art Framework, November 2015](#)

[Feasibility Study for a Cultural Arts Centre in the Vaughan Metropolitan Centre, VMC Sub-Committee Report, December 4, 2019](#)

Analysis and Options

Recommendations from the VMC Sub-committee are forwarded for consideration by Committee of the Whole.

Financial Impact

The first phase of Feasibility Study advised that the City carefully considers and plans the management of a long-term operating subsidy, including appropriate governance and funding models. This is a principle that will guide the Phase II work on this project. The final Phase II report will provide recommendations regarding a governance model, business operating model, an operating budget and capital budget forecast for the first five years and potential funding opportunities.

Broader Regional Impacts/Considerations

The potential development of a cultural hub may have implications for York Region's Centres and Corridors and future Economic Development Action Plans. Copies of this report and subsequent work plans will be communicated to York Region Planning and Economic Strategy, the Vaughan Chamber of Commerce, York Region Arts Council, VMC stakeholders and landowners.

Conclusion

This report is submitted on behalf of the VMC Sub-committee for consideration by Committee of the Whole.

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

Attachment

1. Update on the development of a Cultural and Performing Arts Centre in the VMC (VMC Sub-Committee Report No. 1, Item 3).

Prepared by

John Britto, Council/Committee Administrator, ext. 8637.



VMC Sub-committee Report

DATE: Tuesday, June 21, 2022

WARD: 4

TITLE: UPDATE ON THE DEVELOPMENT OF A CULTURAL AND PERFORMING ARTS CENTRE IN THE VMC

FROM:

Nick Spensieri, City Manager

ACTION: DECISION

Purpose

This report highlights progress on Phase II of the development of a Cultural and Performing Arts Centre study in the VMC and on work to build capacity for arts and culture in Vaughan's downtown. This report presents the draft approach recommended by consultants that a "hub-and-spoke" model for developing a cultural arts district in the VMC be pursued, and that the City launch a coordinated communications and economic development effort to welcome visitors and cultural organizations to the VMC to experience Vaughan's arts and cultural scene.

Report Highlights

- Cultural hubs are amenities that create community and provide social and economic benefits, including: city building and placemaking; investment attraction; job creation; tourism attraction; academic and social innovations; and civic pride.
- The Phase I - Feasibility Study concluded that market demand and community need is evident to support a cultural hub in Vaughan's downtown given the critical mass of high-order transit and highway infrastructure, open spaces, and ongoing population, business and employment growth in the VMC.

Report Highlights (continued)

- The City has commissioned AMS Planning and Research and Hariri Pontarini Architects (consultants) to conduct Phase II of the project, focused on site(s) selection, a partnership model and the development of an implementation strategy that builds on the findings of Phase I and includes a facilitated consultation process with VMC landowners and key stakeholders to make recommendations that inform the ongoing VMC Secondary Plan Update, which is expected to be advanced through 2023.
- The proposed Phase II implementation strategy includes the creation of multiple, distinct but connected spaces for arts and culture through a hub-and-spoke model that will enable broader opportunities for activation and participation that will help develop the VMC as Vaughan's premier cultural destination.
- The result of the Phase II recommendations will provide direction on a scaled approach to implementing priorities, policy framework, strategies, structures, timelines, and funding/operational requirements essential to enhancing Vaughan's cultural sector, with benchmarks to measure success.
- Staff are proposing the launch of a VMC Arts & Creative Advisory Group, that would launch in the new term of Council, to lead coordinated efforts to create, support and build on cultural arts activity in the VMC.
- As a more immediate next step to support art and culture in the VMC, Economic Development staff will launch Experience!VMC to identify and promote existing cultural and art activations in the VMC to be experienced by residents and visitors to the area.

Recommendations

1. THAT Council endorse the pursuit of a "hub-and-spoke" model for developing a cultural arts district in the VMC as presented to the VMC Sub-Committee by AMS, the lead consultant.
2. THAT Council endorse the launch of a VMC Arts & Creative Industries Advisory Group in the next term of Council to coordinate the development of hub-and-spoke arts activations in the VMC.

Background

A number of foundational plans and strategies have pointed to the need for and importance of developing the VMC as an arts and creative industries hub. These include:

- The [York Region Official Plan \(2009\)](#) identified the VMC as one of four Regional Centres, which are intended to "contain a wide range of uses and activities and be the primary focal points for intensive development that concentrates

residential, employment, live work, mobility, investment, and cultural and government functions.” The Region’s Official Plan calls for the preparation and implementation of secondary plans for Regional Centres that include public art policies.

- [Green Directions Vaughan \(2009\)](#), the City’s Community Sustainability and Environmental Master Plan outlines a series of goals and supportive actions with implications for the future of the VMC, including enhancing social cohesion by creating more common indoor and outdoor public spaces, public art, parks and open space, and central hubs for arts, culture, and recreation.
- The [Vaughan Official Plan \(2010\)](#) recognizes the VMC as a cultural and creative hub for the City by requiring the implementation of the Vaughan Metropolitan Centre Culture and Public Art Framework (OPA #24.)
- [Vaughan Economic Development Strategy: Building a Gateway to Tomorrow’s Economy \(2010\)](#) includes the following proposed actions: Position Vaughan as the gateway of economic activity to the Greater Toronto Area; develop Vaughan as the incubator of entrepreneurial and economic activity for the economic region; provide best-in-class economic development services and grow Vaughan’s dynamic quality of place and creative economy.
- The [VMC Secondary Plan \(2012/2017\)](#) establishes a vision and mandate for cultural activation in the VMC. Section 7.4 Cultural Facilities and Public Art includes policies that support the development of one or more major cultural facilities in the VMC through the undertaking of a Cultural Arts Centre Feasibility Study Plan for the VMC.
- The [VMC Culture & Public Art Framework \(2015\)](#) gives strategic directions to design and build great public and private spaces that host events and programs that enliven the downtown with activity year-round and recommend investing in major cultural facility(ies) as anchors for creative and cultural developments in the VMC. Some objectives and recommendations include:
 - OBJECTIVE 1: Enable Art and Cultural Investments with Supportive Municipal Policy Structures
 - OBJECTIVE 2: Establish Rich Cultural Resources
 - OBJECTIVE 3: Leverage Creativity and Culture to Attract and Retain People as Key Drivers of Innovation and Economic Growth
 - OBJECTIVE 5: Animate the Urban Environment with a Variety of Cultural Programs and Activities
 - OBJECTIVE 7: Implement a Recognizable Cultural Identity for the VMC that Communicates an Innovative, Transformative and Authentic Experience
 - RECOMMENDATION 2: Invest in major cultural facility(ies) as anchors for creative and cultural developments in the VMC.
 - RECOMMENDATION 3: Integrate cultural resources and assets into new investment and development (both public and private) within the VMC.

- RECOMMENDATION 7: Identify existing strengths and gaps in Vaughan's current cultural resources.

In 2018, the City of Vaughan commissioned Hariri Pontarini Architects, AMS Planning and Research, and FDA to conduct a Phase I Feasibility Study for a Cultural Arts Centre in the Vaughan Metropolitan Centre (VMC).

The study assessed market demand and community need supported by extensive engagement, best-practices, development concepts, management and operating models, and financial analysis.

The Study has its roots in the objectives established under the VMC Secondary Plan. To reinforce the VMC and the City's identity, the Secondary Plan anticipates one or more major civic facilities, including a landmark cultural facility.

As per Section 7.4.2 of the Secondary Plan, cultural facilities to be considered shall include, but are not limited to: a performing arts centre; a visual art centre/museum; an outdoor amphitheater; sculpture garden and/or a fine arts school. A specific cultural facility site was not pre-determined in the VMC Secondary Plan.

The Phase I study was completed in November 2019 and concluded that market demand and community need is evident to support a cultural hub in Vaughan's downtown, given the critical mass of high-order transit and highway infrastructure, open spaces, and ongoing population, business and employment growth in the VMC. Since then, Staff have advanced the project adopting the decision-making framework proposed by AMS Planning and Research and started Phase II of the project, Site Selection and Development, which will build on the findings of the Phase I final report and deliver on Council's direction that Staff advance implementation and business planning for a Performing and Cultural Arts Centre in the VMC as a key priority for the downtown.

From Phase I, the VMC Performing and Cultural Arts Centre Goals are to:

1. **Vision:** Gather people to a creative hub location in the VMC
2. **Programming:** Offer a mix of high-quality local and more distant content
3. **Partnerships and users:** Select local partners and market-rate users
4. **Design:** Appeal to many users with a quality, flexible space/set of spaces
5. **Capital funding:** Secure funding through public-private collaboration
 - a. **Operating finances:** Engage public and private subsidy, with earned revenue offsetting program costs
6. **Governance:** Not-for-profit (existing or new entity)

In 2021, the City commissioned AMS Planning and Research and Hariri Pontarini Architects to complete the Phase II work.

Phase II is focused on a review and update of the operational models developed through the Phase I work, reflecting on lessons learned from the COVID-19 pandemic, along with a facilitated consultation process with VMC landowners and key stakeholders that results in the recommendation of a site or site model, and partnership model.

The findings and recommendations of Phase II - Site Selection and Development will assist the City in addressing the following relevant issues:

- mandate of the cultural arts centre
- governance model
- business operating model
- operating budget and capital budget forecast for the first five years
- size of facility(ies), number of seats, land requirement and building size
- site selection
- economic and community impact
- partnership and funding opportunities

The result of the Phase II recommendations will provide direction on a scaled approach to implementing priorities, policy framework, strategies, structures, timeline, and funding/operational requirements essential to enhancing Vaughan's cultural sector, with benchmarks to measure success.

The Phase II work will be completed in 3 stages. Currently, the consultants have completed Stage I of the project and will move on to Stage II according to the direction provided by Council regarding the adoption of a “hub and spokes” approach.

As part of the Stage I work, the consultants have completed the following tasks:

1. Background review
 - a. Review of recommendations from Phase I study and synthesize new data
2. Convene working group with project leads from the City of Vaughan
3. Stakeholder Facilitation I
 - a. Identify stakeholders and conduct interviews with key informants, including TVC board members, major landowners and developers, cultural programming providers and City staff
4. Comparable venue learnings
 - a. Select and analyze comparable exemplars to derive learnings for a cultural arts district in Vaughan

The final Phase II report, which will address the mandate and governance of the cultural arts district, business operating models and operating budgets, site selection, economic and community impact, and partnership opportunities, will be presented to VMC Sub-Committee in early 2023.

Since the conclusion of Phase I of the Feasibility Study, the City has launched several initiatives to support and catalyze art and culture in the VMC.

Recent cultural programming drawing visitors to experience culture in the VMC has included several City-driven events such as the annual Culture Days activations, as well as Music in the Square and Concerts in the Park events in Transit Square. The City has also supported cultural programming coordinated by third-party partners, such as Rogers Hometown Hockey, Holiday Fair in the Square and Night of Lights.

The VMC has also been the destination for recent permanent and temporary public art installations, including the PXL Gallery and ArtWalk by SmartCentres and Metropolis in Motion and Futura by QuadReal and Menkes. The City is also supporting the establishment of planned future permanent and temporary public art installations at Expo City, near the David Braley Vaughan Metropolitan Centre of Community and at Assembly Park.

Project Context

Cultural Centre development is grounded in projections of economic growth and community vitality

A Cultural Arts Centre in the VMC can stimulate more than \$100 million in economic activity related to one-time construction, and on an annual basis has the potential to inject over \$2.5 million directly into the local and regional economy. Indirect and induced impacts, such as spending in the supply chain, hospitality sector and retail trades represents additional benefits for businesses, jobs and households in the VMC, Citywide, and in the Greater Toronto Area.

The development of a cultural hub in Vaughan supports the community Vision, Key Priorities and Themes outlined in the Term of Council Service Excellence Strategic Plan, creating a cultural legacy for Vaughan, and serving as a driver for economic growth, city-building and creating an active, safe and diverse community.

The City of Vaughan is building a downtown – an intense, dynamic community that will continue to grow as the heart of the City, economically, socially, physically and culturally.

Successful contemporary city centres share basic traits:

- They have a critical mass of buildings and people in the city;
- They contain a range of uses and activities, providing diverse opportunities for living and working;
- They are centres of learning, shopping, recreation, and culture;
- They are accessible by all modes of urban transportation, including public transit, bicycle, and on-foot; and
- Their public realms are rich and generous; built to a high standard, and comprised of a variety of spaces and institutions, including places for civic gatherings and celebrations.

In this context, the development of the VMC as a creative and cultural hub is reflected in policies, master plans, strategic and business plans, including: the VMC Secondary Plan; VMC Culture and Public Art Framework; the Economic Development and Employment Sectors Study, and at the macro level, the Term of Council Service Excellence Strategic Plan 2018-2022.

Arts and cultural institutions contribute to an enriched and diverse community; and serve as a driver of economic growth attracting talent, business investment and social capital to the City's downtown and the broader region. At once, a magnet for creativity, social and cultural innovations, these institutions also need to be supported with the appropriate level of leadership, vision and sustained investment from the private and public sector. They need to be authentic to the community. Their mission, values and programming must resonate with residents, businesses and visitors, where an 'one-size fits all' philosophy cannot apply.

In the development context of the VMC, burgeoning residential, retail commercial and office projects, urban parks and open spaces, an emerging recreation, hospitality and entertainment sector, anchored by a public transit network that spans the Greater Toronto Area (GTA), will see the downtown evolve over a period of decades, with progressively richer and deeper amenities. The governance and operating model for today's arts and cultural hub may evolve, with its capacity morphing to accommodate the needs of users and audiences as the VMC matures, becoming a regional destination.

Vaughan is a lively and growing marketplace.

The Phase I study concluded that Vaughan is a marketplace primed for growth and experimentation due to the following factors:

- Growing, active families
- Multi-cultural with no single, dominant group

- Rapid in-migration from other metros and countries suggests programming diversity will be essential
- Education and affluence tend to correlate with arts participation
- Higher incomes suggest capacity to purchase upscale tickets and packages
- Sensitivity to brand and aesthetics presents opportunities for membership programs and private donor engagement

A strong planning context and framework exists to support the development of a Cultural Arts Centre in the Vaughan Metropolitan Centre.

The vision for a rich culture base in the VMC is well articulated in planning, policy and placemaking documents, recognizing that civic and cultural facilities, and other destinations, will attract people from across the city and region and generate economic impacts for businesses in the VMC, Citywide and across the Greater Toronto Area.

The VMC Secondary Plan recognizes that “successful downtowns have a strong identity, sense of place and civic attractions. To these ends, it is an objective of this plan to establish civic uses and spaces in the VMC that serve residents from across the city and to realize a high quality of development and public realm initiatives. To reinforce the VMC’s and the city’s identity, the plan anticipates one or more major civic facilities, including a landmark cultural facility”.

The Plan further notes that cultural facilities may be developed as a catalyst for broader development and to establish an identity and civic role for the VMC.

The VMC Culture and Public Art Framework builds on the Secondary Plan policy structure, envisioning the VMC as a top destination for cultural entertainment in the GTA where state-of-the-art facilities and spaces provide a vast range of experiences for all users.

Partnership is key to the successful development of a cultural arts hub. Collaboration may engage universities, City agencies, private developers, and area not-for-profits, each with unique skills and capacity to drive the development process.

The Phase II work is focused on consulting and engaging with the primary landowners in the VMC, along with cultural arts stakeholders, operators, and users to identify potential sites, uses, operational and governance models to develop the cultural arts hub. Engaging a strong network of partners is key to establishing a variety of complimentary community and civic spaces to foster, incubate and host creative and cultural activities.

Previous Reports/Authority

[VMC Culture and Public Art Framework, November 2015](#)
[Feasibility Study for a Cultural Arts Centre in the Vaughan Metropolitan Centre, VMC Sub-Committee Report, December 4, 2019](#)

Analysis and Options

Analysis of the economic and social conditions surrounding the development of a cultural arts centre in the VMC has revealed that the most appropriate model is a “hub and spokes” model. Under a hub and spokes model, multiple distinct, but connected spaces for arts and culture would be established in the VMC, enabling broader opportunities for activation and participation.

The Phase I recommendation made to the VMC Sub-Committee in December 2019, included a 400-seat, flexible event and presentation venue, freestanding or in the podium of a building in the VMC, and to activate it with a broad array of creative offerings. This approach responded to the rapid growth and cultural diversity of Vaughan. Phase I noted that a third-party operator of the venue itself was a desirable outcome but did not comment on what further responsibilities that operator would hold regarding Vaughan’s cultural ecosystem – that is, the constellation of artists, producers, creative businesses, and other entities which collectively generate a rich cultural life for local communities and visitors.

There have been notable changes to the economic and social environment since Phase I. The pandemic has caused dramatic changes in consumer appetites and the availability of goods and services and has impacted financial markets in ways that are only now becoming clear. At the same time, Vaughan’s remarkable growth trajectory has not been interrupted: the continuous development of residential and non-residential space, particularly in the VMC, continues to draw enthusiastic interest from an affluent, culturally diverse population.

Given these new realities, the appropriate model for a cultural arts centre is hub and spokes, rather than the previously imagined ‘centre of culture’. This will enable a fuller and more intentional evolution of Vaughan’s cultural ecosystem, wherein Vaughan’s assets are inventoried, leadership is rallied, and these elements form the basis, rather than the outcome, of capital investment in a cultural facility(ies). Further, development of a hub and spokes in the VMC should be driven by a collaborative approach between the public and private sectors.

Through the Phase II work, the consultants has been studying six initiatives, four in Canada and two in the US. Each exemplar illuminates a facet of Vaughan's opportunity to create ambitious, authentic, and transformative partnerships that drive positive outcomes. While each exemplar provides insight into Vaughan's cultural development opportunities, two suggest an achievable, ambitious path forward. Granville Island in Vancouver, BC and the Quartier des Spectacles in Montreal, QC both exemplify a uniquely support-driven strategy for 'hub and spoke' design and implementation. They reflect common themes that have surfaced in stakeholder discussions with the City of Vaughan:

- A collaborative relationship between the public and private sectors;
- Commitment to enriching the cultural ecosystem by *first* leveraging existing assets and subsequently investing in built assets – a “spokes first” approach;
- Empowered leadership must hold a ‘seat at the table’ for culture.

The attachments to this report include a more detailed explanation of the exemplars and their relevance as described above.

A cultural arts district in the VMC will include existing assets such as:

- a. The City's community space in the David Braley Centre of Community;
- b. The Vaughan Public Libraries VMC Library;
- c. The YMCA;
- d. Permanent Public Art installations;
- e. Private initiatives and temporary activations like ArtWalk and Assembly Park;
- f. City-led Concerts in the Park events;
- g. CSO activations and other not-for-profit events like the Vaughan Film Festival
- h. Parks and trails within the VMC
- i. Shopping options in the VMC – as identified through MyMainStreet

In future phases, the City may leverage the VMC Cultural Reserve, funded by current Section 37 agreements and future Community Benefits Charges, to contribute with the funding of future activations and partnerships.

Situated closely to one another, within the VMC, these cultural institutions would operate as a collective network, creating critical mass and generating greater economic benefit and opportunities for access than one institution operated independently. This concept would also allow a future cultural hub in the VMC to be flexible and adaptive to the changing needs of Vaughan's growing community, particularly as the VMC evolves and matures through future development.

As planning and development of a future arts and cultural district continues, Economic Development will establish a VMC Arts and Creative Industries Advisory Group to support the development of arts and cultural amenities that will eventually serve as hubs and spokes.

Staff will work to establish an VMC Arts and Creative Industries Advisory Group, reporting to Council through Economic Development. The advisory group will be comprised of VMC cultural stakeholders including landowners and developers, residents, tourism professionals, and local retail/service providers.

The purpose of the advisory group will be to create a critical mass of arts and cultural amenities that will serve as hubs and spokes for a future district. Through identifying event, asset and activation opportunities, the advisory group will lead coordinated efforts to create, support and build on cultural arts activity in the VMC.

Recruitment for the VMC Arts and Creative Industries Advisory Group will take place through a Clerks process and will launch in the next term of Council.

As a more immediate next step to build on efforts to support art and culture in the VMC, Economic Development staff will launch Experience!VMC to welcome visitors and cultural organizations to the VMC to experience Vaughan's arts and cultural scene. Economic Development will identify and promote distinct but connected spaces and activations in the VMC to be leveraged by cultural arts communities and organizations, and to be experienced by visitors to the area.

The City will work with multiple landowners, operators, and stakeholders to share the various options for residents and visitors while in the VMC through:

1. Identifying and promoting existing cultural and art activations and assets in the VMC to:
 - a. Raise awareness of the VMC as a vibrant community
 - b. Encourage residents and visitors to experience existing events and activations
 - c. Develop a critical mass of stakeholders in the VMC's culture

Experience!VMC will leverage this year's Summer Vaughan Local campaign which will promote community events happen across Vaughan this summer. Through Summer Vaughan Local, *Experience!VMC* will catalogue and promote cultural programming and events taking place in the VMC throughout the summer to attract residents and visitors to participate. *Experience!VMC* will also leverage the visitvaughan.ca website to share ways that visitors can engage with cultural events, activations and amenities in the VMC.

Experience!VMC will be managed by staff in the Office of the Chief Communications and Economic Development. Economic Development, through the Tourism Vaughan Corporation (TVC) and its expertise in sector-cluster development, will manage industry and community stakeholders to generate economic and visitor impact. Communications, through its Economic Development unit, will leverage TVC and City Channels to communicate *Experience!VMC*.

Close coordination with the VMC Secondary Plan update will inform policies that support the development of a Cultural Arts Centre in the Vaughan Metropolitan Centre.

The VMC Secondary Plan (VMCSP) update has developed two land use options which include arts and culture as a key components to achieving a vibrant downtown and complete community. Option 1 utilizes a concentrated, linear approach to incorporate retail, as well as community and civic facilities along Millway Avenue, and include both freestanding and integrated facilities. Option 2 utilizes a dispersed, nodal approach to incorporate retail and a “hubs-and-spokes” approach to the placement of freestanding and integrated community and civic facilities with the intention of providing cultural and community destinations throughout each quadrant of the VMC. This approach aligns with the direction of Phase II of the Cultural Arts Centre Study. following council endorsement, this approach will be refined through development of the VMCSP update preferred concept.

Financial Impact

The first phase of Feasibility Study advised that the City carefully considers and plans the management of a long-term operating subsidy, including appropriate governance and funding models. This is a principle that will guide the Phase II work on this project. The final Phase II report will provide recommendations regarding a governance model, business operating model, a operating budget and capital budget forecast for the first five years and potential funding opportunities.

Broader Regional Impacts/Considerations

The potential development of a cultural hub may have implications for York Region’s Centres and Corridors and future Economic Development Action Plans. Copies of this report and subsequent work plans will be communicated to York Region Planning and Economic Strategy, the Vaughan Chamber of Commerce, York Region Arts Council, VMC stakeholders and landowners.

Conclusion

Council's endorsement of a "hub-and-spokes" model for developing a cultural arts district in the VMC and the launch of a VMC Arts & Creative Industries Advisory Group will help drive the development of a hub-and-spoke arts district in the VMC. Following Council endorsement, the consultant will develop policy recommendations to inform and support the ongoing VMC Secondary Plan Update to ensure that this vision is captured.

For more information, please contact: Raphael Costa, Director, Economic Development, Ext. 8891.

Attachments

1. Creating Public Value: Exemplar Learnings – City of Vaughan Cultural Arts Centre, AMS Planning & Research, May 31, 2022.
2. Memo: Phase 1 Emerging Recommendations, AMS Planning & Research, May 31, 2022.

Prepared by

Julie Flesch, Senior Advisor, Strategic Economic Initiatives, ext. 8893.

Gaston Soucy, Project Manager - Planning VMC, ext. 8266.

Amy Roots, Senior Manager of Development Planning (VMC), ext. 8035.

Raphael Costa, Director, Economic Development, ext. 8891.

Michael Genova, Chief, Communications and Economic Development, ext. 8027.

Approved by

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

Nick Spensieri, City Manager

Creating Public Value: Exemplar Learnings

City of Vaughan Cultural Arts Centre

May 31, 2022



HARIRI PONTARINI
ARCHITECTS

AMS
PLANNING
& RESEARCH



Agenda

- Context
- Research framework
- Exemplars
- Observations
- Next steps

Goals

- Demonstrate continuity of key themes from Phase I of the cultural arts centre study
- Seek Council endorsement of proposed next steps
 - *“Hub and spoke” model*
 - *Approach to VMC activations in summer 2022 forward*



The Context

What we know...

Despite pandemic impacts, Vaughan's development continues to set the standard

VAUGHAN NEWS

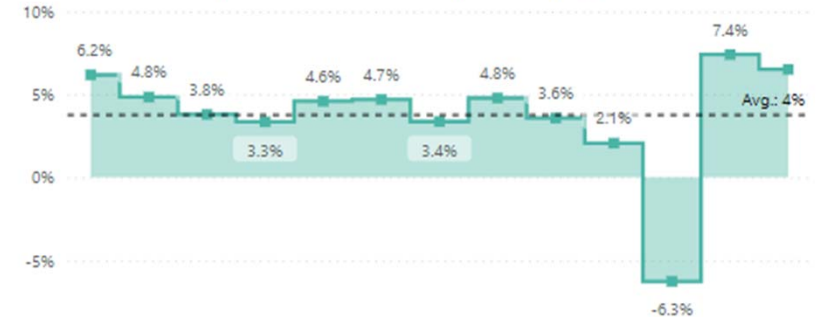
A new state-of-the-art library and recreation space is opening in Vaughan's downtown core

Explore the David Braley Vaughan Metropolitan Centre of Community on April 25

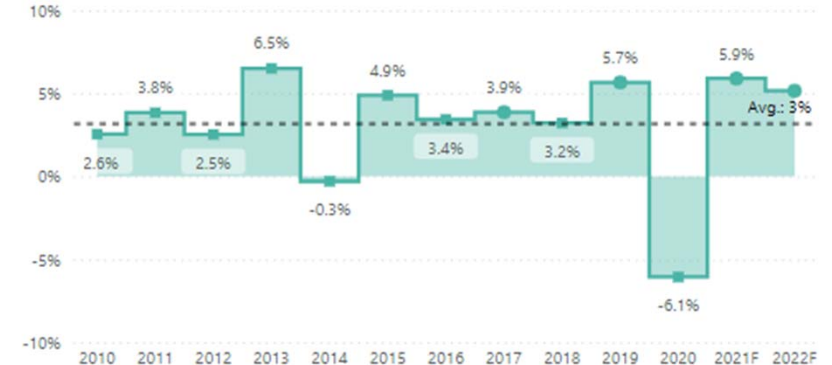
Vaughan's emerging downtown core – the Vaughan Metropolitan Centre (VMC) – is home to Vaughan's first university, first subway station and, now, a new state-of-the-art recreation facility and library. On Monday, April 25, the City of Vaughan, Vaughan Public Libraries (VPL) and the YMCA will open the doors to the new David Braley Vaughan Metropolitan Centre of Community – and you're invited to check it out!



Real GDP Growth (chained in 2007 CAD) in 2020, by Year



Total Employment Growth in 2020, by Year



Steady population growth parallels capital development

Robust residential development is complemented by the creation of the hospital and commercial space

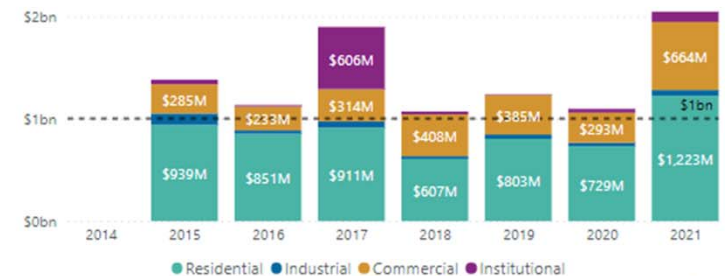
Annual Population Estimate (2019), by Year and Year-Over-Year Growth



Vaughan has welcomed
~36,000 residents since 2010.

Nearly \$10 billion in construction
investments since 2015, over
\$30,000 per resident.

Total Value of Building Permits Issued in Vaughan, by Year and Sector



A sizeable immigrant population

How do new communities seek out culture?

Total Population in 2015 Immigrant Pop. in 2015

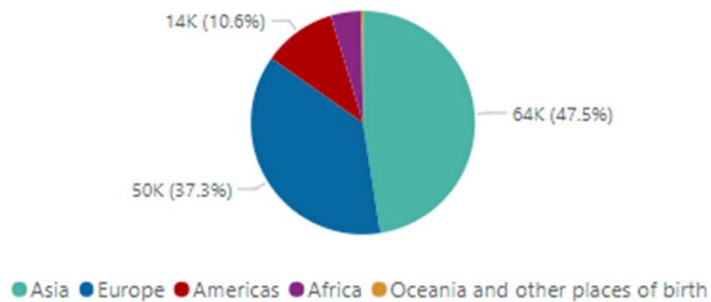
306.3K

Vaughan

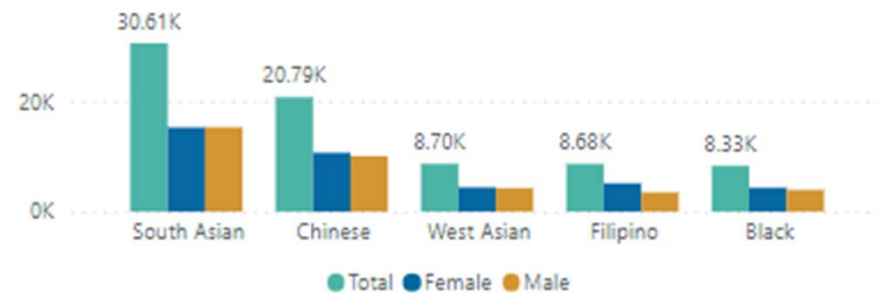
140.7K

Vaughan

Immigrant Population in 2015, by Selected Places of Birth



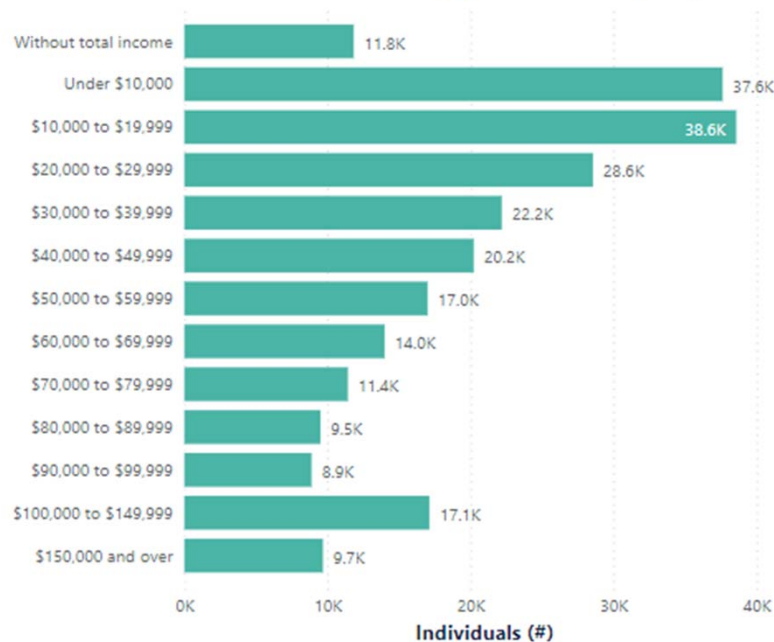
Population Distribution in 2015, by Top 5 Visible Minorities



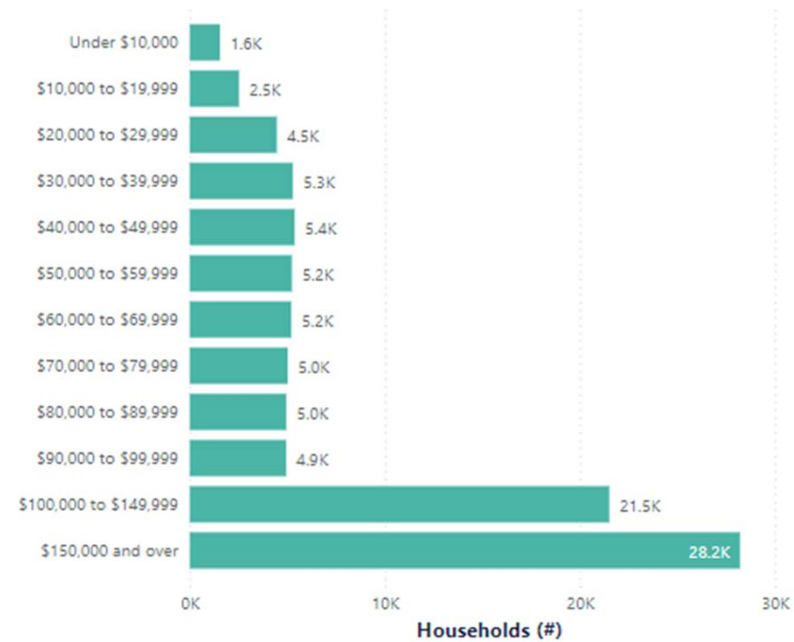
High household incomes suggest a growing, affluent population

A subset of high earning households may be key to robust arts and cultural participation

Individual Income Distribution in 2015, by Income Level (CAD)



Household Income Distribution in 2015, by Income Level (CAD)



Planning initiatives consistently seek to engage art and culture

An asset-based approach has prioritized capital investment, with presumed positive outcomes in public engagement, community cohesion, and economic results

2009

York Region Official Plan

Concentrate “residential, employment, live work, mobility, investment, and cultural and government functions;” Explicit calls for public art policies.

Green Directions Vaughan

enhance social cohesion through common spaces, including public art and central hubs for arts, culture, and recreation.

2012 (reiterated in 2017)

VMC Secondary Plan

Vision and mandate for culture in VMC, with focus on facilities (including a Cultural Arts Centre) and public art.

2018-2019

Phase I – Feasibility Study for Performing and Cultural Arts Centre in the VMC

Recommendations included 4 approaches to development and further policy development.

Next/Ongoing

*Economic and Cultural Development Strategic Business Plan 2020-2023
Vaughan Official Plan Update
VMC Secondary Plan Update*

2010

Vaughan Official Plan

Recognize VMC as cultural and creative hub for the City, requiring implementation of **VMC Culture & Public Art Framework**.

Vaughan Economic Development Strategy: Building a Gateway to Tomorrow's Economy

Strategies include investment in creative economy, incubate entrepreneurial and economic activity.

2015

VMC Culture & Public Art Framework

Give direction to create public and private spaces for cultural activation in the VMC, and invest in cultural facilities as ‘anchors’ for creative and cultural development.

2022—

Phase II – Feasibility Study for Performing and Cultural Arts Centre in the VMC

Underway. Emerging recommendations include a ‘hub and spoke’ model with priority on policy development and formalized, long-term private sector partnership.

Land ownership in the VMC

A busy site, the VMC will be in active development for years to come, with rapid growth in residential and daytime population



Plan of built, under construction, approved and/or under review development applications in the Vaughan Metropolitan Centre.

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Page 10

There is a lot happening

At every scale and across the field, change is happening fast

The pandemic has upended expectations globally and across industries

Demographic change is reshaping everything

Reconciliation and social justice are at the forefront and will be enduring priorities

Government introduces Canada Emergency Response Benefit to help workers and businesses

From: [Department of Finance Canada](#)

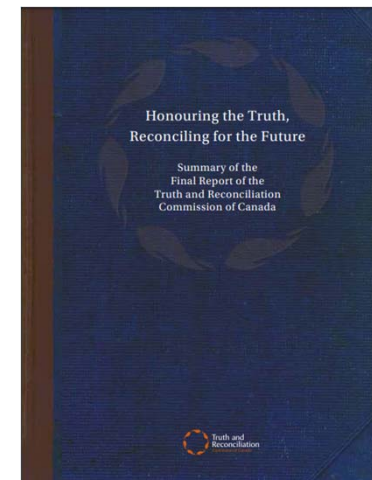
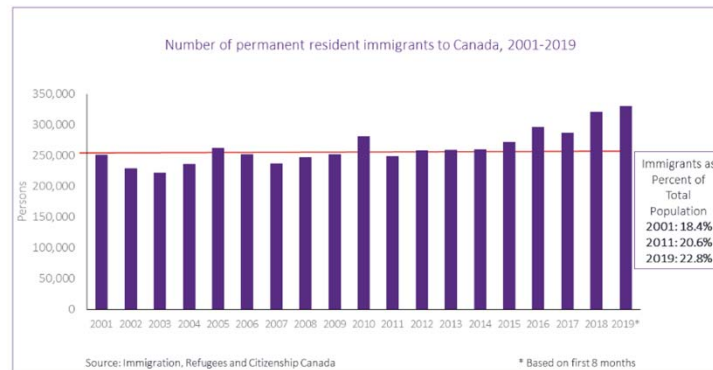
News release

March 25, 2020 - Ottawa, Ontario - Department of Finance Canada

The Government of Canada continues to take action to help Canadians and businesses facing hardship as a result of the COVID-19 outbreak. Learn more about the latest measures at [Canada's COVID-19 Economic Response Plan](#).

The Government of Canada is taking strong, immediate and effective action to protect Canadians and the economy from the impacts of the global COVID-19 pandemic. No Canadian should have to choose between protecting their health, putting food on the table, paying for their medication or caring for a family member.

To support workers and help businesses keep their employees, the government has proposed legislation to establish the



What has changed?

Even with continuity of *intent*, the external circumstances are very different than in 2019

How we use <i>space</i> ...	How we <i>lead</i> ...	How we <i>consume</i> ...
<i>Public assembly constrains reduced attendance by over 50%, even accounting for conversion to digital delivery.</i>	<i>Professional leadership within the CoV has refined the focus on culture as a tool <u>and</u> a set of outcomes.</i>	<i>Consumer spending shifted during shutdowns. Retail, entertainment, travel, and hospitality sectors have only nascent understanding of the path forward.</i>
Vaughan Studios and Event Space opening was delayed to April 2022.	Private sector-led activations have become more prominent. A new approach to unifying VMC-based activations is underway – <i>Experience!VMC</i> .	According to an April 2022 study by Numerator, nearly half of Canadian consumers remain uncomfortable attending a concert or show.* Even as the apparent severity of COVID subsides, fears of a new variant drive rapid and significant constraints on consumer choices, especially in leisure and travel.

Source: Numerator, <https://www.numerator.ca/coronavirus-consumer-sentiment/>



Alignment with
Phase I study
findings

Phase 1 included 20 stakeholder interviews

Background Review: Interviews

Completed

- Sunny Bains, Director, Recreation Services, City of Vaughan
- Pat Di Rauso, Chief Executive Officer, Arcadia Academy of Music/Arcadia Music Group
- Maurizio Di Rauso, CEO Arcadia Music Group/Arcadia Academy of Music
- Sharon Gaum-Kuchar, Senior Art Curator and Planner, City of Vaughan
- Antonio Ienco, Co-Founder, Vaughan International Film Festival
- Katerina Katsaris, Executive Director, Playhouse, City of Vaughan
- Katie Maginn, Manager, Municipal Partnerships, City of Vaughan
- Mark Pagliaroli, Co-Founder, Vaughan International Film Festival
- Sandra Quiteria, Field Manager - York, Central Counties Tourism

- Mirella Tersigni, Creative + Cultural Officer, City Wide, City of Vaughan
- Samantha Wainberg, Executive Director, York Regional Arts Council

Scheduled

- Mayor Maurizio Bevilacqua, City of Vaughan
- Sandra Yeung Racco, Councillor, Ward 4, City of Vaughan
- Tony Carrella, Councillor, Ward 2, City of Vaughan
- Tim Simmonds, Interim City Manager, City of Vaughan
- P. Bustani, J. Kaiser and M. Simone, SmartCentres

A **diverse segment** of City decision-makers, landowners, and arts and culture leaders with strong ties to Vaughan.

Elected leaders

CoV Economic Development & Culture team

Tourism

Creative business leaders in Vaughan

Phase 1 included 20 stakeholder interviews

Key stakeholders describe priorities and constraints – the basis for the core vision

Priorities

- Key stakeholders are interested in a 'hub' that hosts a variety of activities
- Integrated pre-professional and high caliber training is of interest
- A place to go (destination) and a place to stay (community)
- Public access to space, programs, decision-making
- Align with and accommodate rapid growth

Constraints

- Net positive financial results are expected to fund operations
- The operator must be nimble with programming and able to collaborate with City agencies
- A venue with capacity to host major events and performances, right-sized for the market's needs
- Program content for audiences diverse in age, local tenure, and cultural affinities

(Source: Interviews)

Much of the Phase I **feedback continues to resonate**, even with the many expected and unexpected changes of the past 3 years.

- A 'hub'
- Both an attractive destination and a 'complete community'
- Cultural commitments that can grow with/in the VMC
- Diverse, authentic program content for a diverse local base

**Active
and VM**

guiding
affordable animal
responsive t
soul recreation requirements
sustainable
art culture
vmc resilient
innovative pub

Active
and **VM**



engaged with the **private sector...**
and **operated by an independent agency...**

and **features 'preferred' local content providers.**

VISION

Phase 1 goals and principles align with our emerging Phase 2 understanding.

The VMC cultural centre goals are to...

- **Vision:** Gather people to a creative hub
- **Programming:** Offer a mix of high-quality local and more distant content
- **Partnerships and users:** Select local partners and market-rate users
- **Design:** Appeal to many users with a quality, flexible space/set of spaces
- **Capital funding:** Secure funding through public-private collaboration
- **Operating finances:** Engage public and private subsidy, with earned revenue offsetting program costs
- **Governance:** Not-for-profit (existing or new entity)

Aligned with these principles...

Economic
Development

Creative Industry
Growth

Downtown Vitality

...Achieving these impacts

Activate
Inspire
Collaborate
Educate
Innovate

Phase I final recommendations

Recommendations

Policy couches economic, stakeholder, and design decision

Implementation will flow from policy and the work to date

FINANCIAL MODEL

32

- **A private (nonprofit) operator** will need predictable relationships with the developer and City
- **Subsidy** will be needed to offset operating requirements
- **Collaboration with prospective anchor tenants** and other stakeholders will be key to driving the level and quality of programming envisioned
- **Early programming**, akin to Daniels Spectrum's pre-building initiatives, will develop an audience and (potential) donor base
- The **policy context** will impact...
 - Amount of subsidy needed
 - Nature and breadth of partnerships
 - Early engagement opportunities



Phase I findings shone a light on the need for a policy to couch City investment, partnership priorities, and the nature of programming and public engagement.

In Phase II, we heard a clear message from 18 additional stakeholders

How can (or should) Vaughan define and advance its cultural agenda?

Key informants

- TVC Board members
- Major landowners and developers
- Program providers
- City staff
- Area educators

Phase I study alignment is strong....

- A 'hub'
- Both an attractive destination and a 'complete community'
- Cultural commitments that can grow with/in the VMC
- Diverse, authentic program content for a diverse local base

Phase II drives at specificity in the path forward.

- Planning initiatives that reference culture are extensive, but tangible outcomes have only nascent definition.
- Aspirations to a vibrant cultural centre in the VMC are shared, but resources to enable long-term growth of the creative ecosystem are modest or shift frequently.
- Significant interest in enhanced specificity regarding the City's goals and investment.

Phase 1 priorities align with stakeholders' objectives in Phase 2

Economic
Development

Creative Industry
Growth

Downtown Vitality

Activate
Inspire
Collaborate
Educate
Innovate

Culture in Vaughan will be **ambitious**.

Executed at scale, prioritizing innovative ways of making and sharing creative experiences and content.

Culture in Vaughan will be **authentic**.

Derived from Vaughan's diverse communities, new and established.

Culture in Vaughan will be **transformative**.

Investments in culture will drive broad impacts on the connectedness and vitality of Vaughan's residents and businesses.

Culture in Vaughan will be **purpose-driven**.

Strong leadership and policy alignment will inform desired impacts and outcomes.

Key takeaways

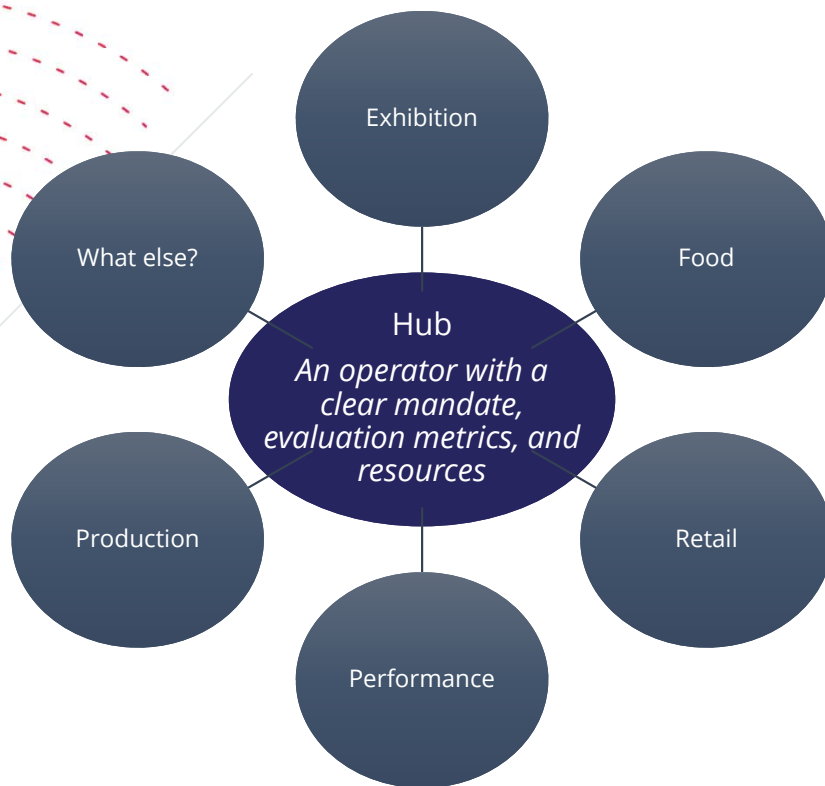
- The City and VMC landowners have committed to extensive study and activations
- Phase II findings to date reinforce the outcomes and desired impacts of Phase I study
- *Nevertheless*, changes in the environment suggest a shift in the precise approach from a 'singular centre of culture' to a 'hub and spokes' model
 - The hub is a venue/facility operated by a specific entity. Spokes are independently operated venues/facilities.
 - The unifying factor is the overarching curatorial vision, guided by an up-to-date inventory of offerings and a resource base.



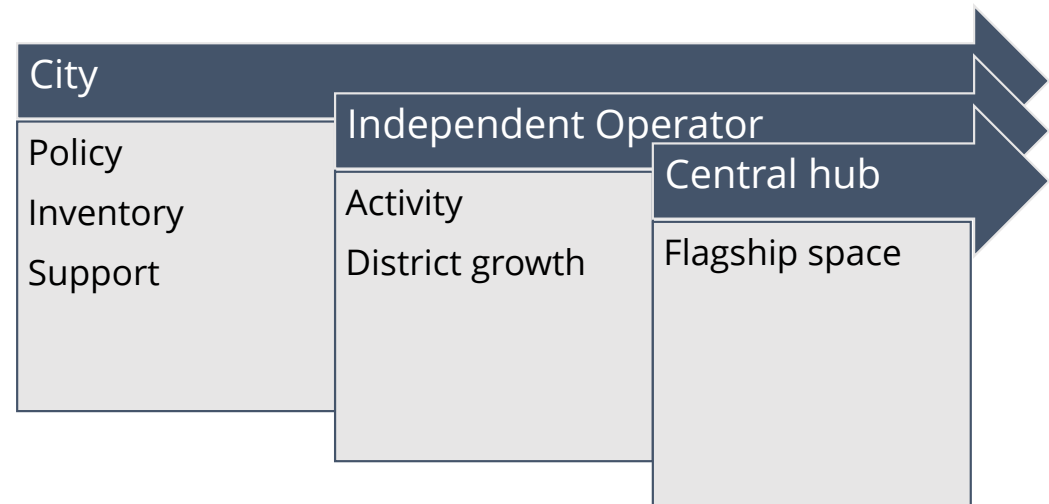
The Opportunity

A 'hub and spokes' model would leverage Vaughan's assets

In Phase I, it was believed that a designated operator would be charged with advancing Vaughan's arts and culture agenda, activating independent 'spokes' from a central 'hub.'



Today, the thinking has evolved. Spokes would be developed through a policy that encourages organic growth, leading to a large-scale investment in a physical 'hub' that drives a coherent arts and culture agenda.



How do the Phase II findings to date link to the VMC Culture and Public Art Framework?

OBJECTIVE 1- Enable Art and Cultural Investments with Supportive Municipal Policy Structures

OBJECTIVE 2- Establish Rich Cultural Resources

OBJECTIVE 3 -Leverage Creativity and Culture to Attract and Retain People as Key Drivers of Innovation and Economic Growth

OBJECTIVE 5 -Animate the Urban Environment with a Variety of Cultural Programs and Activities

OBJECTIVE 7- Implement a Recognizable Cultural Identity for the VMC that Communicates an Innovative, Transformative and Authentic Experience

R1. Invest in major cultural facility(ies) as anchors for creative and cultural developments in the VMC.

R2. Integrate cultural resources and assets into new investment and development (both public and private) within the VMC.

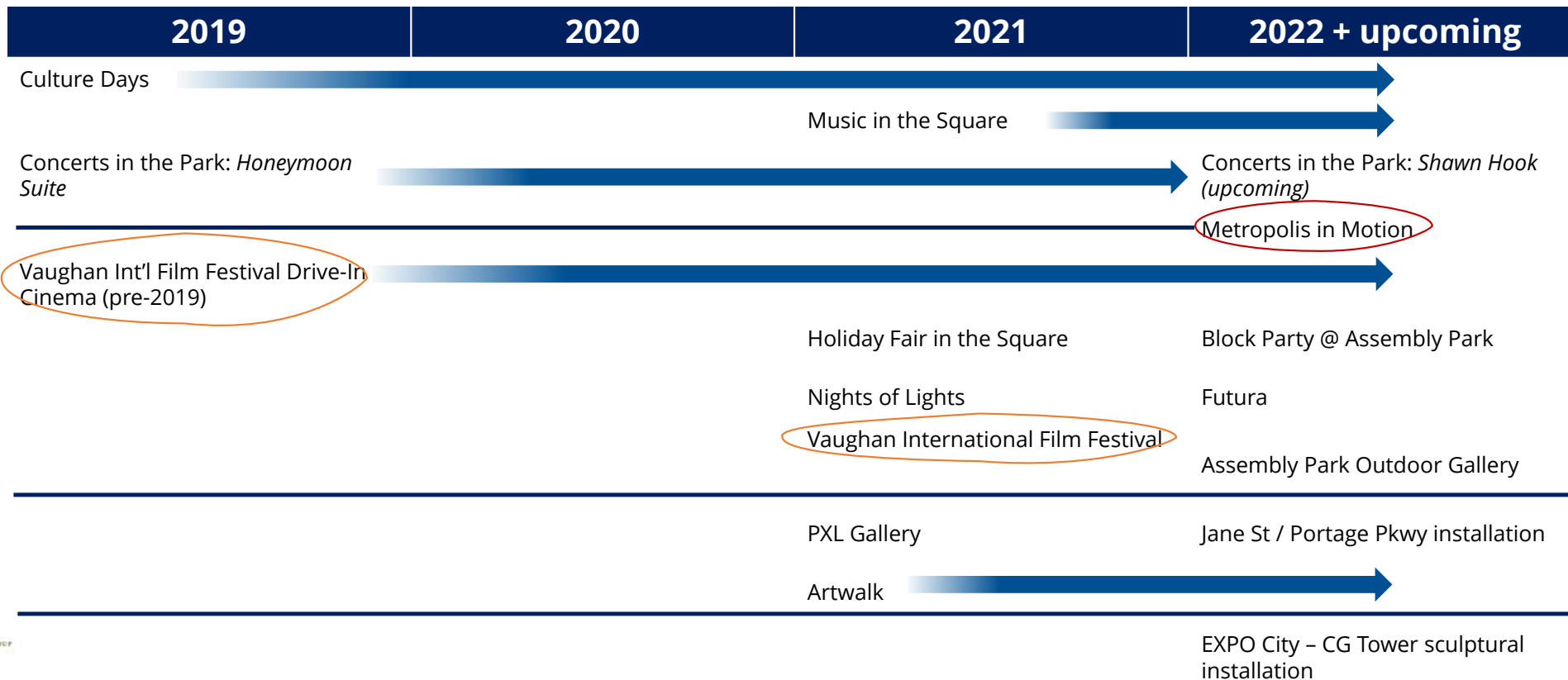
R7. Identify existing strengths and gaps in Vaughan's current cultural resources.

R13. Develop and implement a multi-year business and funding model to support cultural development in the VMC. Leverage funding mechanisms for arts and culture.

Action 13B. Initiate a public-private sector led "Cultural Leadership Committee" with the mandate to provide advice, expertise, advocacy to move cultural initiatives forward.

A growing inventory of activations will fall within a unified brand

Experience VMC



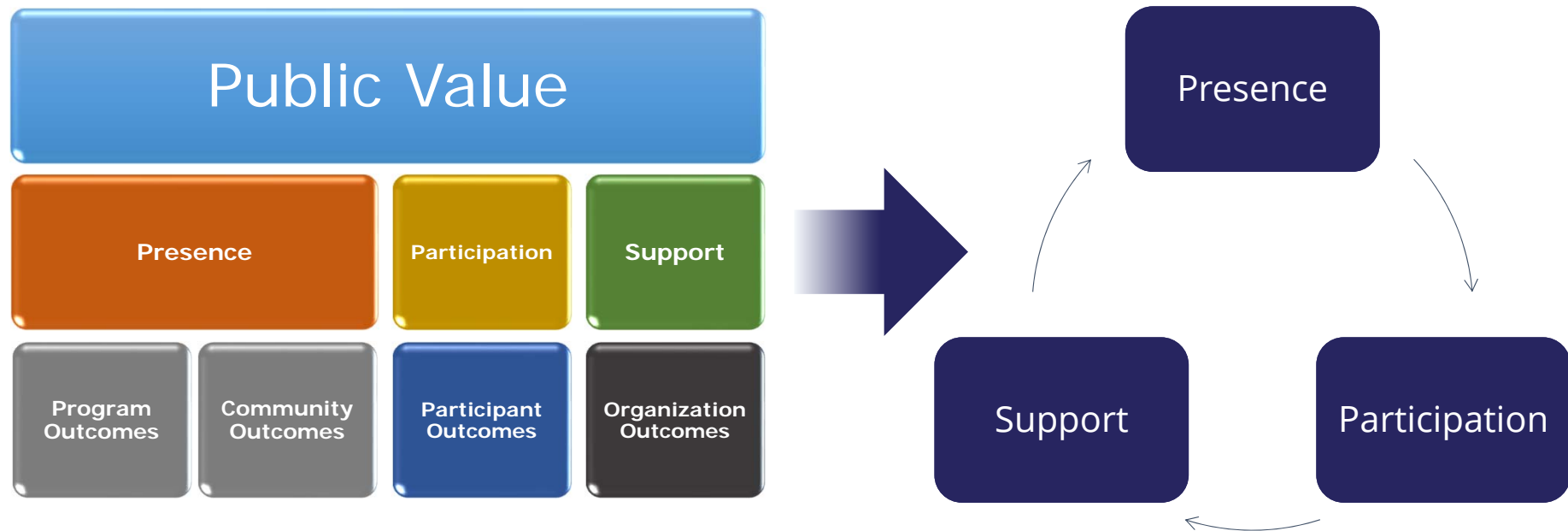
Cultural districts have ample precedent and recent momentum

Federal and provincial interest has grown markedly in the last decade



Cultural Vitality in Communities

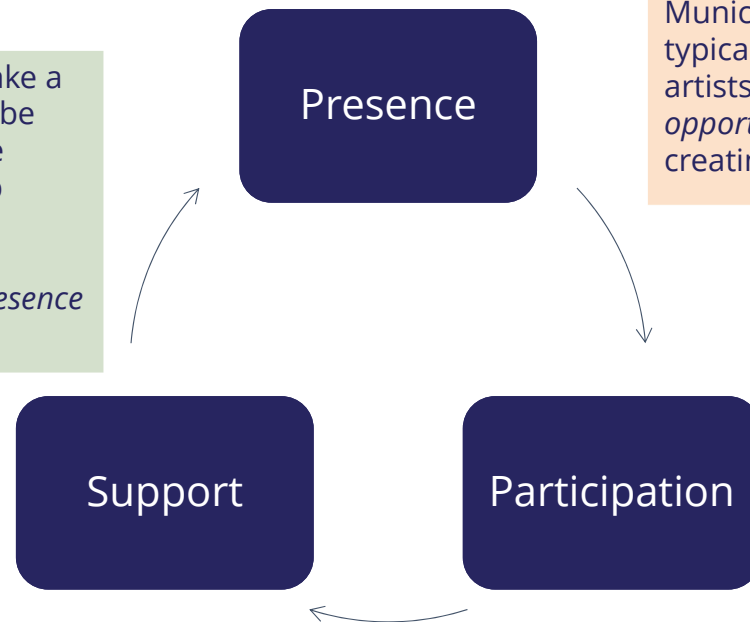
Urban Institute (2006)



How does the public value framework apply to Vaughan?

Each element becomes a lever to drive impact and create public value.

Places that use **support** as a lever take a more 'top down' approach. This can be used in mature and nascent creative ecosystems. Using policy tools, deep public sector investment, and highly visible champions, support-driven initiatives *create the conditions for presence and participation to flourish*.

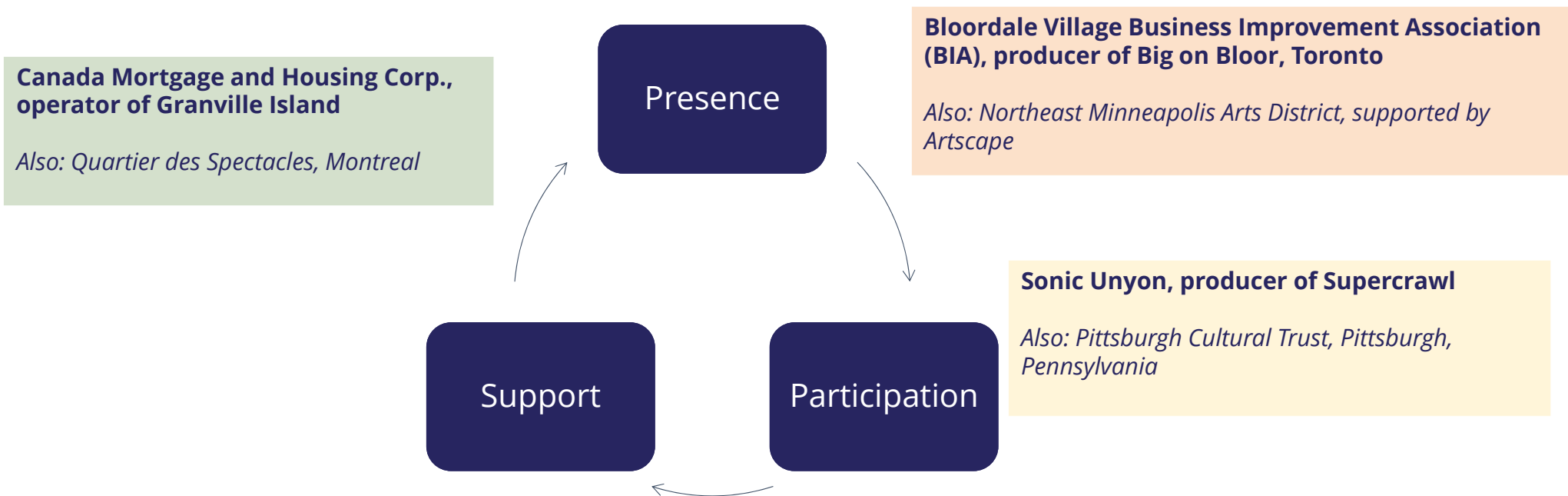


Municipalities that draw on **presence of opportunities** typically have a mature local arts ecosystem. With many artists and arts organizations available, *making opportunities available* is the critical first step toward creating public value.

Places that draw on **participation** use third-party agencies, often including Tourism and community-based partners and small businesses, to reinforce habits of attendance. Coordinated, multidisciplinary offerings *maximize participation in arts and culture*, driving growth in programs and increasing awareness.

How does the public value framework apply to Vaughan?

Each element becomes a lever to drive impact and create public value.



Presence

Artist-driven initiatives that build on authentic engagement and grassroots effort

Drivers	Operator(s)	Outcomes
<ul style="list-style-type: none"> A mature local ecosystem of artists, arts organizations, and community entities creates the presence of opportunities for cultural participation Resource constraints felt by the arts and culture sector informs an activation strategy first, followed by creation of a formal “operator” at a neighbourhood or district level 	<ul style="list-style-type: none"> Typically not-for-profit Rooted in the local community with governing board members derived from the arts and culture ecosystem, local business, and other community-embedded entities Focused on broad quality-of-life and economic goals 	<ul style="list-style-type: none"> Drive economic benefit to empower artists and arts organizations, helping them expand or stabilize their financial circumstances Enable community brand-building Secure/create/ preserve real assets for creative industries’ use



Participation

Audience-driven initiatives that grow from enthusiastic local buy-in, particularly in the business community

Drivers	Operator(s)	Outcomes
<ul style="list-style-type: none"> • Ample but diffuse activity – and organizations with capacity to scale choose to pool resources • Visionary leadership receives a mandate to improve business outcomes on behalf of willing peers 	<ul style="list-style-type: none"> • Varied legal structures support this model, including nimble commercial producers and program-based initiatives within not-for-profit entities • Continuous, experienced leadership is key to success 	<ul style="list-style-type: none"> • ‘Spokes’ create the ‘hub’ by agreeing to join a formal coalition • Drives a range of benefits to participating organizations, including through sponsorship, direct expansion of customer base, and access to technical resources



Support

Policy-driven initiatives championed by an 'impresario' or empowered task force, supported by a clear mandate and tangible resources

Drivers	Operator(s)	Outcomes
<ul style="list-style-type: none"> Underutilized assets in a high-priority area. Diffuse cultural ecosystem with significant constraints on land use / real assets. Empowered public sector with strong private partnership. 	<ul style="list-style-type: none"> Functionally, operators are quasi-public. Legal structures include Crown Corporations and not-for-profits. Typically charged with policy development and directing use of resources. Programming is an equal or lesser concern. Represent the public interest. 	<ul style="list-style-type: none"> Animate a geographically defined area with cultural organizations and content, in alignment with explicit public mandates. Drive benefit to artists and arts organizations through grants, technical support, and operation of public spaces / venues. Culture has a 'seat at the table.'



Granville
Island



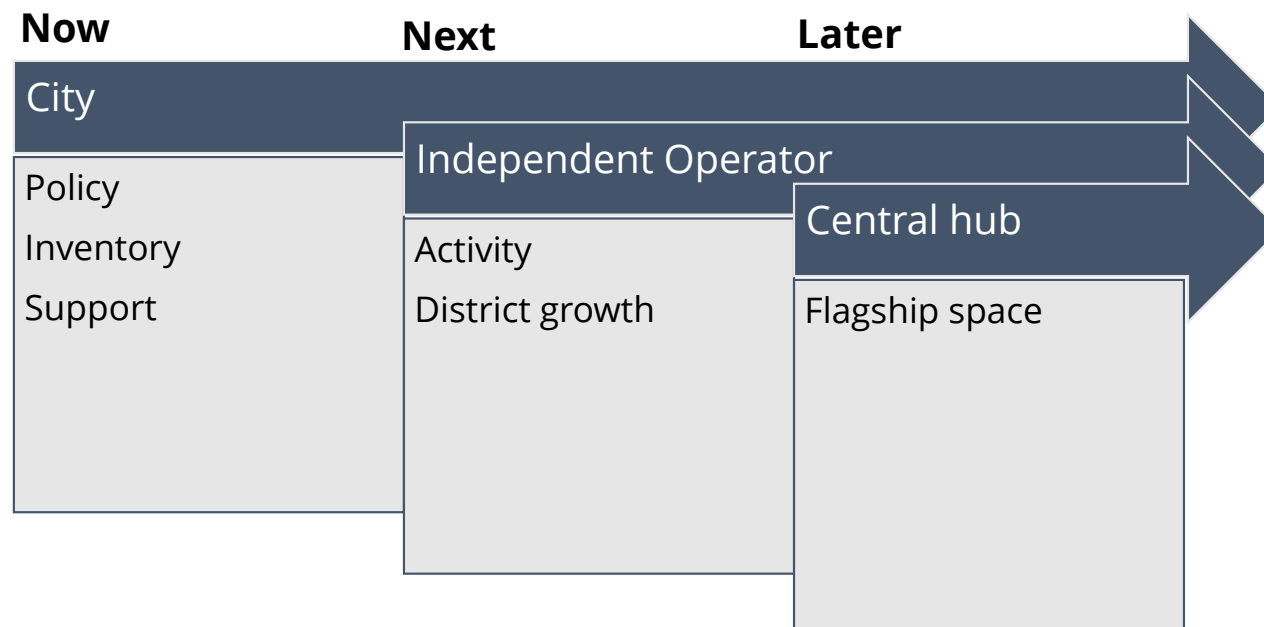
QUARTIER
DES SPECTACLES
MONTREAL

Exemplars define the opportunity

Driver	Operator/ Producer	Operator Type	Signature Event	Ambitious <i>Executed at scale, prioritizing innovative ways of making and sharing creative experiences and content.</i>	Authentic <i>Derived from Vaughan's diverse communities, new and established.</i>	Transformative <i>Investments in culture drive broad impacts on the vitality of Vaughan's residents and businesses.</i>	Purpose-driven <i>Strong leadership and policy alignment will inform desired impacts and outcomes.</i>
Presence	Bloordale Improvement Association	BIA (charity)	Big on Bloor	✓	✓	Local arts ecosystem	✓
	Northeast Minneapolis Arts District	Not-for-profit	Art-a-Whirl	✓	✓	Local artists and art lovers	✓
Participation	Sonic Unyon	Commercial	Supercrawl	✓	✓	Industry	✓
	Pittsburgh Cultural Trust	Not-for-profit	Broadway touring	✓		Regional arts participation	✓
Support	Canada Mortgage and Housing Corporation	Quasi-public	Granville Island	✓	✓	Geographic focus	✓
	Quartier des Spectacles	Not-for-profit	Luminothérapie (winter) 21 Swings (spring)	✓	✓	Geographic focus	✓

The 'hub and spoke model' can evolve with managed support

Near term investment drives long-term impacts



Observations

- Policy development is an opportunity.
 - The Vaughan Official Plan and the VMC Secondary Plan updates are concurrent with this study. City stakeholders indicate an opportunity to integrate cultural policy with these efforts.
 - Identifying and resourcing a champion(s) to advance future cultural development will be key.
- A people-first approach responds to Vaughan's unique value proposition.
 - Activations should be at the centre of the cultural strategy, responding to longstanding (and new) residents' heritage and affinities.
 - The built environment should enable development of a richer, deeper cultural ecosystem, by securing spaces and supporting activations (policies) and capital investment (a 'hub').
- Clearer public sector goals would instill confidence and draw investment.
 - Key VMC landowners are eager for City leadership to state concrete objectives within policies or programs.
 - The private sector is poised to lead the evolution of a cultural ecosystem, with appropriate City engagement in a formal partnership.
- Pending the impact of Bill 108 and the allocation of related Community Benefit Charges, resources are an open question.

Today's objectives

- Demonstrate continuity of key themes from Phase I of the cultural arts centre study
- Seek Council endorsement of proposed next steps
 - *“Hub and spoke” model*
 - *Approach to VMC activations in summer 2022 forward*

Longer-term next steps

An
implementation
strategy would
include...

- City adopts a cultural strategy for the VMC which is incorporated into the current policy framework updates
- City identifies an internal champion(s) to lead cultural strategy development and implementation in the VMC, with resources to act on opportunities
 - An emerging charge for the identified champion(s) with support from the VMC Sub-Committee...
 - *Identify cultural assets*
 - *Identify a preferred site(s) for activations and capital investment*
 - *Embrace a unified activation program*

**We are the world.
The world lives in Vaughan.**

-- Key stakeholder interview

To: City of Vaughan
From: Michele Walter & Meg Friedman, AMS
Date: May 31, 2022
Project: Vaughan Phase 2 – Cultural Arts Centre
Re: Phase 1 Emerging Recommendations

MEMO

This memo describes the emerging recommendation to the City of Vaughan, regarding the development of a cultural arts centre in the VMC and associated policy framework to support the endeavor.

In 2019, AMS Planning & Research and our partners at Hariri Pontarini Architects worked with the City of Vaughan, Culture and Economic Development Department to assess the opportunity for capital development of a cultural arts centre in the VMC. The recommendation, accepted by the VMC Sub-Committee in December 2019, was to develop an approximately 400-seat, flexible event and presentation venue, freestanding or in the pedestal of a structure in the VMC, and to activate it with a broad array of creative offerings. This approach responded to the rapid growth and cultural diversity of Vaughan. Phase 1 noted that a third-party operator of the venue itself was a desirable outcome but was silent on what further responsibilities that operator would hold regarding Vaughan's cultural ecosystem – that is, the constellation of artists, producers, creative businesses, and other entities which collectively generate a rich cultural life for local communities and visitors.

As we have embarked on Phase 2 this year, we note that much has changed – and much has remained the same. The pandemic has caused dramatic changes in consumer appetites and the availability of goods and services and has impacted financial markets in ways that are only now becoming clear. At the same time, Vaughan's remarkable trajectory is uninterrupted: the expansion of residential and office space, particularly in the VMC, continues to draw enthusiastic interest from an affluent, culturally diverse population.

Recognizing these forces and anticipating their impacts on the VMC as a cultural nexus is the core of our work now and going forward. Given the foundation of the 2015 *VMC Culture and Public Art Framework*, we believe the appropriate model for a cultural arts centre is **hub and spokes** rather than the previously imagined 'centre of culture'. This will enable a fuller and more intentional



evolution of Vaughan's cultural ecosystem, wherein Vaughan's assets are inventoried, leadership is rallied, and these elements form the basis, rather than the outcome, of capital investment in a cultural facility(ies).

To understand how the hub and spoke model might work, we have researched six initiatives, four in Canada and two in the US. Each exemplar illuminates a facet of Vaughan's opportunity to create **ambitious, authentic, and transformative** partnerships that drive positive outcomes. In the table below, we describe the exemplars, their legal structure, signature events that activate their venue(s) or districts, and the primary beneficiaries of their transformative impacts.

<i>Operator/ Producer</i>	<i>Operator Type</i>	<i>Signature Event</i>	<i>Ambitious</i>	<i>Authentic</i>	<i>Transformative</i>	<i>Purpose- driven</i>
Bloordale Improvement Association	BIA (charity)	Big on Bloor	✓	✓	Local arts ecosystem	✓
Northeast Minneapolis Arts District	Not-for-profit	Art-a-Whirl	✓	✓	Local artists and art lovers	✓
Sonic Unyon	Commercial	Supercrawl	✓	✓	Industry	✓
Pittsburgh Cultural Trust	Not-for-profit	Broadway touring	✓		Regional arts participation	✓
Canada Mortgage and Housing Corporation	Quasi-public	Granville Island	✓	✓	Geographic focus	✓
Quartier des Spectacles	Not-for-profit	Luminothérapie (winter) 21 Swings (spring)	✓	✓	Geographic focus	✓

Observations

While each exemplar provides insight into Vaughan's cultural development opportunities, two suggest an achievable, ambitious path forward. Granville Island in Vancouver, BC and the Quartier des Spectacles in Montreal, QC both exemplify a uniquely support-driven



strategy for ‘hub and spoke’ design and implementation. They reflect common themes that have surfaced in stakeholder discussions with the City of Vaughan:

- **A collaborative relationship between the public and private sectors.** In Granville Island, this is the Canada Mortgage and Housing Corporation (CMHC), a Crown Corporation that serves as the designated operator of the Island. CMHC is charged with governing the physical asset and is the leaseholder for over 300 small business operators who activate space on the Island. In Montreal, the Quartier des Spectacles Partnership is the primary district operator. As a not-for-profit agency the Partnership enjoys considerable programmatic flexibility, while embracing municipal, provincial, and federal leadership to provide both financial support and input on policies. The takeaway for Vaughan is that a formal, robust partnership between the City and one (or more) well-resourced private sector agencies will be a key to successful cultural activation over the long term. In Vancouver, the successful approach was to identify an existing (and mature) private agency. In Montreal, the Partnership was developed from whole cloth, and populated with individuals well versed in navigating public-private endeavors. At this juncture either of these approaches might be suitable for Vaughan.
- **Commitment to enriching the cultural ecosystem by *first* leveraging existing assets and subsequently investing in built assets – a “spokes first” approach.** In both Granville Island and the Quartier des Spectacles, an initial step toward formalizing the cultural district was to document the baseline assets. This included an inventory of creative businesses, venues suited to cultural activity, and public input to gauge interest in cultural investment and activation. The 2015 *VMC Culture and Public Art Framework* already codifies these initial steps in the following objectives and recommendations.
 - Objective 2: Establish Rich Cultural Resources. *The VMC is a top destination for cultural entertainment in the Greater Toronto Area. The VMC is a place where state-of-the-art facilities and spaces provide a vast range of experiences for all users.*
 - Recommendation 7: Identify existing strengths and gaps in Vaughan’s current cultural resources.
 - Objective 5: Animate the Urban Environment with a Variety of Cultural Programs and Activities. *The VMC is a place of cultural transformation, embracing experiential learning and social interactivity. Its diverse cultural venues encourage the collision of people and ideas; promote knowledge exchange, social enrichment and fun.*
 - Recommendation 13: Develop and implement a multi-year business a funding model to support cultural development in the VMC. Leverage funding mechanisms for arts and culture.



- Action 13B: Initiate a public-private sector led “Cultural Leadership Committee” with the mandate to provide advice, expertise, advocacy to move cultural initiatives forward.
- **Empowered leadership holds a ‘seat at the table’ for culture.** Consistent with Action 13B above, both Granville Island and the Quartier des Spectacles established a leadership structure that was (in large part) stable and had some independence from the political process. Creating a Cultural Leadership Committee, which we imagine to be largely filled with private sector leaders, would be positioned as enacting cultural development priorities endorsed by the VMC Sub-Committee. The Cultural Leadership Committee would be similar in its responsibilities and composition to the QdS Partnership and the (newly established) Granville Island Council, both of which bring together creative industries leadership with other industry leaders, landowners, elected officials, and more to drive meaningful economic and cultural outcomes.

The attached presentation provides additional insights to the research and rationale that support this recommendation.



CONCLUSIONS

- Policy development is an opportunity.
 - Secondary Plan, Official Plan development is concurrent with this study. City stakeholders indicate an opportunity to integrate cultural policy with these efforts.
 - Identifying and resourcing a champion(s) to advance future cultural development will be key.
- A people-first approach responds to Vaughan's unique value proposition.
 - Activations should be at the centre of the cultural strategy, responding to longstanding (and new) residents' heritage and affinities.
 - The built environment should enable development of a richer, deeper cultural ecosystem, through activations (policies) and capital investment (a 'hub').
- Clearer public sector goals would instill confidence and draw investment.
 - Key VMC landowners are eager for City leadership to state concrete objectives within policies or programs.
 - The private sector is poised to lead the evolution of a cultural ecosystem, with appropriate City engagement in a formal partnership.
- Pending the impact of Bill 108 and the allocation of related Community Benefit Charges, resources are an open question

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 28, 2022

Item 11, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 28, 2022.

11. DE-LISTING OF 3911 TESTON ROAD, A PROPERTY INCLUDED ON THE VAUGHAN HERITAGE INVENTORY AS A LISTED STRUCTURE OF HERITAGE SIGNIFICANCE ('LSHS') (TRANSMITTAL REPORT)

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Heritage Vaughan Committee, dated September 13, 2022:

Recommendations

The Heritage Vaughan Committee forwards the following recommendation from its meeting of July 20, 2022 (Item 3, Report No. 3), for consideration:

- 1) That the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated July 20, 2022, be approved.

Recommendation of the Deputy City Manager, Planning and Growth Management, dated July 20, 2022:

THAT Heritage Vaughan recommend the approval of the proposed removal of the subject property from City of Vaughan Heritage Inventory as a Listed Structure of Historical Significance, under Section 27(1.3) of the Ontario Heritage Act.

Committee of the Whole (1) Report

DATE: Tuesday, September 13, 2022

WARD: 3

TITLE: DE-LISTING OF 3911 TESTON ROAD, A PROPERTY INCLUDED
ON THE VAUGHAN HERITAGE INVENTORY AS A LISTED
STRUCTURE OF HERITAGE SIGNIFICANCE ('LSHS')
(TRANSMITTAL REPORT)

FROM:

Heritage Vaughan Committee

ACTION: DECISION

Purpose

To forward recommendations from the Heritage Vaughan Committee with respect to this matter.

Report Highlights

- This is a transmittal report from the City Clerk on behalf of the Heritage Vaughan Committee to bring forward recommendations to Committee of the Whole for consideration.

Recommendation

The Heritage Vaughan Committee forwards the following recommendation from its meeting of July 20, 2022 (Item 3, Report No. 3), for consideration:

- 1) That the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated July 20, 2022, be approved.

Recommendation of the Deputy City Manager, Planning and Growth Management, dated July 20, 2022:

THAT Heritage Vaughan recommend the approval of the proposed removal of the subject property from City of Vaughan Heritage Inventory as a Listed Structure of Historical Significance, under Section 27(1.3) of the Ontario Heritage Act.

Background

At its meeting of July 20, 2022, the Heritage Vaughan Committee put forward recommendations for this application.

Previous Reports/Authority

N/A

Analysis and Options

Recommendations from the Heritage Committee are being brought forward for consideration.

Financial Impact

N/A

Broader Regional Impacts/Considerations

N/A

Conclusion

This report is submitted on behalf of the Heritage Vaughan Committee and seeks consideration of recommendation put forth.

For more information, please contact Todd Coles, City Clerk, Extension 8281

Attachments

1. [Due to size of report and attachment here is the Link to the Heritage Vaughan Agenda for July 20, 2022 with respect 3911 Teston Road Report - Item 3](#)

Prepared by

Adelina Bellisario,
Council / Committee Administrator

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 28, 2022

Item 12, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 28, 2022.

12. RESTORATION, ADDITION AND NEW OFFICE-RESIDENTIAL MIXED-USE CONSTRUCTION – ADAPTIVE REUSE OF EXISTING HERITAGE STRUCTURE LOCATED AT 46 CENTRE STREET, THORNHILL HERITAGE CONSERVATION DISTRICT (TRANSMITTAL REPORT)

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Heritage Vaughan Committee, dated September 13, 2022:

Recommendations

The Heritage Vaughan Committee forwards the following recommendation from its meeting of July 20, 2022 (Item 1, Report No. 3), for consideration:

- 1) That the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated July 20, 2022, be approved.

Recommendation of the Deputy City Manager, Planning and Growth Management, dated July 20, 2022:

THAT Heritage Vaughan Committee recommend Council approve the proposed adaptive reuse and renovation of an existing built heritage resource, including a new addition and a separate new office/residential mixed-use construction at 46 Centre Street under Section 42 of Ontario Heritage Act, subject to the following conditions:

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

Committee of the Whole (1) Report

DATE: Tuesday, September 13, 2022

WARD: 5

TITLE: RESTORATION, ADDITION AND NEW OFFICE-RESIDENTIAL MIXED-USE CONSTRUCTION – ADAPTIVE REUSE OF EXISTING HERITAGE STRUCTURE LOCATED AT 46 CENTRE STREET, THORNHILL HERITAGE CONSERVATION DISTRICT (TRANSMITTAL REPORT)

FROM:

Heritage Vaughan Committee

ACTION: DECISION

Purpose

To forward recommendations from the Heritage Vaughan Committee with respect to this matter.

Report Highlights

- This is a transmittal report from the City Clerk on behalf of the Heritage Vaughan Committee to bring forward recommendations to Committee of the Whole for consideration.

Recommendation

The Heritage Vaughan Committee forwards the following recommendation from its meeting of July 20, 2022 (Item 1, Report No. 3), for consideration:

- 1) That the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated July 20, 2022, be approved.

Recommendation of the Deputy City Manager, Planning and Growth Management,
dated July 20, 2022:

THAT Heritage Vaughan Committee recommend Council approve the proposed adaptive reuse and renovation of an existing built heritage resource, including a new addition and a separate new office/residential mixed-use construction at 46 Centre Street under Section 42 of Ontario Heritage Act, subject to the following conditions:

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

Background

At its meeting of July 20, 2022, the Heritage Vaughan Committee put forward recommendations for this application.

Previous Reports/Authority

N/A

Analysis and Options

Recommendations from the Heritage Committee are being brought forward for consideration.

Financial Impact

N/A

Broader Regional Impacts/Considerations

N/A

Conclusion

This report is submitted on behalf of the Heritage Vaughan Committee and seeks consideration of recommendation put forth.

For more information, please contact Todd Coles, City Clerk, Extension 8281

Attachments

1. [Due to size of report and attachment here is the Link to the Heritage Vaughan Agenda for July 20, 2022 with respect 46 Centre Street Report - Item 1](#)

Prepared by

Adelina Bellisario,
Council / Committee Administrator

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 28, 2022

Item 13, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 28, 2022.

13. DE-LISTING OF 3180 TESTON ROAD, A PROPERTY INCLUDED ON THE VAUGHAN HERITAGE INVENTORY AS A LISTED STRUCTURE OF HERITAGE SIGNIFICANCE ('LSHS')(TRANSMITTAL REPORT)

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Heritage Vaughan Committee, dated September 13, 2022:

Recommendations

The Heritage Vaughan Committee forwards the following recommendation from its meeting of July 20, 2022 (Item 2, Report No. 3), for consideration:

- 1) That the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated July 20, 2022, be approved.

Recommendation of the Deputy City Manager, Planning and Growth Management, dated July 20, 2022:

THAT Heritage Vaughan recommend the approval of the proposed removal of the subject property from City of Vaughan Heritage Inventory as a Listed Structure of Historical Significance, under Section 27(1.3) of the Ontario Heritage Act.

Committee of the Whole (1) Report

DATE: Tuesday, September 13, 2022

WARD: 3

TITLE: DE-LISTING OF 3180 TESTON ROAD, A PROPERTY INCLUDED
ON THE VAUGHAN HERITAGE INVENTORY AS A LISTED
STRUCTURE OF HERITAGE SIGNIFICANCE ('LSHS')
(TRANSMITTAL REPORT)

FROM:

Heritage Vaughan Committee

ACTION: DECISION

Purpose

To forward recommendations from the Heritage Vaughan Committee with respect to this matter.

Report Highlights

- This is a transmittal report from the City Clerk on behalf of the Heritage Vaughan Committee to bring forward recommendations to Committee of the Whole for consideration.

Recommendation

The Heritage Vaughan Committee forwards the following recommendation from its meeting of July 20, 2022 (Item 2, Report No. 3), for consideration:

- 1) That the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated July 20, 2022, be approved.

Recommendation of the Deputy City Manager, Planning and Growth Management, dated July 20, 2022:

THAT Heritage Vaughan recommend the approval of the proposed removal of the subject property from City of Vaughan Heritage Inventory as a Listed Structure of Historical Significance, under Section 27(1.3) of the Ontario Heritage Act.

Background

At its meeting of July 20, 2022, the Heritage Vaughan Committee put forward recommendations for this application.

Previous Reports/Authority

N/A

Analysis and Options

Recommendations from the Heritage Committee are being brought forward for consideration.

Financial Impact

N/A

Broader Regional Impacts/Considerations

N/A

Conclusion

This report is submitted on behalf of the Heritage Vaughan Committee and seeks consideration of recommendation put forth.

For more information, please contact Todd Coles, City Clerk, Extension 8281

Attachments

1. [Due to size of report and attachment here is the Link to the Heritage Vaughan Agenda for July 20, 2022 with respect 3180 Teston Road Report - Item 2](#)

Prepared by

Adelina Bellisario,
Council / Committee Administrator

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 28, 2022

Item 14, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 28, 2022.

14. OLDER ADULT TASK FORCE FINDINGS AND RECOMMENDATIONS REPORT (TRANSMITTAL)

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Older Adult Task Force, dated September 13, 2022:

Recommendations

The City Clerk forwards the following recommendation on behalf of the Older Adult Task Force:

- 1) That the Older Adult Task Force Findings and Recommendations Report [Attachment 1] be received and referred to staff for review.

Committee of the Whole (1) Report

DATE: Tuesday, September 13, 2022

WARD(S): ALL

TITLE: OLDER ADULT TASK FORCE
FINDINGS AND RECOMMENDATIONS REPORT
(TRANSMITTAL)

FROM:
Older Adult Task Force

ACTION: DECISION

Purpose

To forward, for Council's consideration, the Older Adult Task Force Findings and Recommendations Report.

Report Highlights

- The Older Adult Task Force is seeking consideration of the recommendations contained in its Findings and Recommendations Report [Attachment 1].

Recommendation

The City Clerk forwards the following recommendation on behalf of the Older Adult Task Force:

- 1) That the Older Adult Task Force Findings and Recommendations Report [Attachment 1] be received and referred to staff for review.

Background

In 2017, Council appointed the Older Adult Task Force to make recommendations on the implementation of action items related to the City of Vaughan's Older Adult Strategy, including exploring opportunities to move towards an age-friendly community and the promotion of healthy seniors.

The Older Adult Task Force strives to develop recommendations, through community and stakeholder engagement, on the following key objectives:

1. Ways to improve the effectiveness of older adult programs and services in the City of Vaughan.
2. How to respond to the growing, changing and diverse needs of Vaughan's older adult population.
3. Identifying issues related to barriers to access faced by older adults to City services and programs and recommend possible solutions including exploring the creation of older adult multi-service centres/community hubs.
4. Identifying opportunities to leverage partnerships with relevant parties, including York Region, other local municipalities, seniors serving organizations, higher levels of government and the non-profit sector, to:
 - I. Achieve objectives of the Vaughan Older Adult Strategy.
 - II. Contribute to areas of common interest that are aligned with the results identified in the York Region Seniors Strategy.
5. Identifying opportunities to educate and improve the quality of life for older adults, and to promote programs, resources, initiatives and policies that allow people to age in place.

Council appointed members of the Older Adult Task Force include:

Deputy Mayor, Local and Regional Councillor Mario Ferri, Chair
Gerry O'Connor, Vice Chair
Marina Di Battista
Bernard Lo
Belinda Marchese
Gino Rosati, Local and Regional Councillor
Darlene Share
Dr. Adriana Schnall

The Older Adult Task Force, at its meeting on June 27, 2022, adopted recommendations in its Findings and Recommendations Report [Attachment 1] which are presented for Council's consideration.

Previous Reports/Authority

N/A

Analysis and Options

The Older Adult Task Force was mandated to bring forward a Findings and Recommendations Report at the end of its term in June 2022, for Council's consideration.

Financial Impact

There are no financial impacts/implications related with this report.

Broader Regional Impacts/Considerations

N/A

Conclusion

The City Clerk is forwarding for Council's consideration the recommendations contained in the Older Adult Task Force Findings and Recommendations Report [Attachment 1].

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

Attachment

1. Older Adult Task Force – Findings and Recommendations Report.

Prepared by

John Britto, Council / Committee Administrator, extension 8637.

FINDINGS AND RECOMMENDATIONS REPORT

OLDER ADULT TASK FORCE

Introduction:

The City of Vaughan Older Adult Task Force has an overall mandate to make recommendations on implementing action items related to the City of Vaughan's Older Adult Recreation Strategy, including exploring opportunities to move towards an age-friendly community that promotes the inclusion of older adults in all areas of community life.

An age-friendly community aims to ensure policies, services and built infrastructure (e.g., available housing, walkable and accessible public areas, local social services, and programs) are designed to help seniors age actively, age in place, live safely, be engaged and enjoy good health.

Mandate/Objectives:

The Task Force shall be responsible for research and consultations leading to the production of a comprehensive documented findings report recommending how the City and City resources should be linked to becoming a more age friendly community for its residents through community and stakeholder engagement on the following key objectives:

1. Identify issues related to barriers to services and programs faced by older adults and recommend possible solutions including exploring the concept of older adult multi-service centres/community hubs in partnership with community service organizations and/or other levels of government.
2. Identify opportunities to leverage partnerships with relevant parties, including York Region, other local municipalities, senior serving organizations, other levels of government and the non-profit sector, to:
 - i. Achieve objectives of the City of Vaughan Older Adult Recreation Strategy;
 - ii. Contribute to areas of common interest aligned with the results identified in the York Region Seniors Strategy;
 - iii. Move Vaughan towards an age-friendly community designation.
3. Identify opportunities to educate and improve the quality of life for older adults, and to promote programs, resources, initiatives, and policies that allow people to age in place.
4. Identify and make recommendations related to gaps in older adult programs and services in Vaughan.
5. Explore and identify opportunities that would allow seniors to remain in their homes as they age.

Membership:

The membership was comprised of two (2) Council members and six (6) citizen members who either are members of the older adult population or have significant insight/experience with the Vaughan older adult community.

- Marina Di Battista
- Mario Ferri (Chair), Deputy Mayor, Local and Regional Councillor
- Bernard Lo
- Belinda Marchese
- Gerry O'Connor (Vice-chair)
- Gino Rosati, Local and Regional Councillor
- Darlene Share
- Dr. Adriana Shnall

The Task Force would like to thank City staff for their valued participation, assistance, and support through providing notification of meetings, preparing and circulating agendas and minutes, and maintaining attendance.

Findings/Recommendations:

During the term of this Task Force, external stakeholders presented and helped lead discussions with members about City processes and procedures and shared information on programs and services available externally for information and education purposes.

The final eighteen months of the Older Adult Task Force dedicated significant time and energy to undertaking and completing the Age-Friendly Community Action Plan and obtaining membership in the Ontario Network of Age-Friendly Community Initiative.

The following represent the findings and recommendations based on the information gathered.

1. The twenty-eight (28) priorities and identified actions in the Age-Friendly Community Action Plan be considered for inclusion in the 2022-2026 Term of Council Service Excellence Strategic Plan.
Rationale: Inclusion in the 2022-2026 Term of Council Service Excellence Strategic Plan will include oversight through the Strategic Plan Oversight Teams (SPOTS), resulting in requirements to report annually on progress. Of particular interest is the pursuit of a community hub concept to assist in connecting the older adult population and caregivers to information regarding sources for health care, housing, and digital access.
2. The Older Adult Task Force be established as the Age-Friendly Vaughan Advisory Committee for the 2022 – 2026 Term of Council to ensure governance, accountability and leadership processes are in place to advance the Age-Friendly Community Action Plan.

Rationale: Continued monitoring by a committee comprised of a membership reflective of the diverse range of experiences and voices within the community. The committee will continue to advise and educate City staff as part of initiative planning and updates related to applying an age-friendly lens.

3. Prepare and share an annual age-friendly community progress report.

Rationale: Annual reporting on the progress of initiatives allows residents to track and monitor progress towards becoming a more age-friendly city.

4. Include age-friendly language and requirements in bid opportunities where appropriate.

Rationale: Requiring consultants and contractors to demonstrate an ability and commitment to age-friendly principles as outlined in the Age-Friendly Community Action Plan results in a designed and built environment.

5. Provide additional training for front-line staff to support the older adult community.

Rationale: An awareness of potential challenges experienced by the older adult community will enhance service levels/delivery and assist in connecting older adults to access and participate in programs and services offered through the city. Training may include topics on sensory or motor skills, behavioural strategies around communication or creating a greater understanding of ageism and elder abuse. This list is not all-inclusive but highlights some training topics for consideration.

Conclusion:

The Older Adult Task Force has completed much work over this current term of Council. The completion of the Age-Friendly Community Action Plan has highlighted that our journey has begun, and many opportunities exist to enhance the quality of life for our citizens. There exists urgency for all twenty-eight (28) of the Plan's recommendations to be examined and implemented in a timely manner as creating a respectful and mindful city of our aging population will result in a community that benefits citizens of all ages.

The Older Adult Task Force respectfully submits this finding report.

Appendices:

- A. Age-Friendly Community Action Plan
- B. Vaughan Age-Friendly Community Action Plan: Implementation Strategy

Creating a city for all ages:

Vaughan Age-Friendly Community Action Plan

April 2022



Message from the Mayor



We are pleased to present the City of Vaughan's first Council-approved *Age-Friendly Community Action Plan*, a document that reflects our shared commitment to foster a city where every person has opportunities to participate, regardless of their age.

The World Health Organization identifies an age-friendly community as one that provides opportunities for older adults to stay active and connected. With the senior population across

Canadian municipalities continuing to increase, it is more important now than ever to support the health and well-being of this rapidly expanding segment of society. As one of Canada's fastest growing cities, Vaughan is expected to reach a population of nearly 500,000 by 2041. In fact, it is projected that adults 55 years and older will represent the largest portion of Vaughan's population by 2031 – at more than 30 per cent. It is precisely with this in mind that we continue to advance a robust city-building agenda focused on ensuring the future health and well-being of our citizens and the overall community.

Our goal to create an age-friendly community is rooted in deep respect and appreciation for the immeasurable contributions older adults have made to our exceptional standard of living and quality of life. Through volunteer activity and encore careers across the government, nonprofit and private sectors, seniors continue to improve the lives of all generations, and for this, we are truly grateful.

I want to recognize and thank the work of the *Older Adult Task Force*, our community partners and residents for their meaningful contributions to this critical initiative. Together, we will continue to create an age-friendly city where everyone is valued, appreciated and encouraged to actively participate in every aspect of city life.

Sincerely,

A handwritten signature in black ink that reads "Maurizio Bevilacqua". The signature is fluid and cursive, with the first name and last name clearly distinguishable.

Hon. Maurizio Bevilacqua, P.C

Mayor, City of Vaughan

Message from the Deputy Mayor



As Chair of the *Older Adult Task Force*, I am pleased to recognize the contributions of our dedicated members and valued partners towards creating Vaughan's first *Age-Friendly Community Action Plan*. The *Plan* reflects our mandate to promote the inclusion of older adults in all areas of community life and our commitment to fostering Active, Safe and Diverse Communities, which is a key priority in the *2018-2022 Term of Council Service Excellence Strategic Plan*.

The *Age-Friendly Community Action Plan* has been created by studying local data, key indicators, reviewing best practices and capturing insights from residents and community stakeholders. It outlines a strategy to continue guiding our efforts to achieve recognition as an Age-Friendly community, particularly as the senior population in Vaughan continues to increase. The goal of an age-friendly community is to ensure policies, services and built infrastructure – such as available housing, walkable and accessible public areas, local social services and programs – are designed to help seniors age actively, age in place, live safely, be engaged and enjoy overall good health.

Vaughan's older adult population plays a vital role in the City's continued success. Now more than ever, it is important to support the health and well-being of older adults to ensure they can age with dignity, respect and independence.

I want to thank my Council colleagues, Vice-Chair, *Older Adult Task Force*, Gerry O'Connor, City staff and Vaughan citizens for their efforts and support to develop this *Plan*. I look forward to continuing our important work to support an age-friendly community.



Mario F. Ferri

Deputy Mayor and Chair, Older Adult Task Force

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Acknowledgements

We thank city of Vaughan residents, Mayor and Members of Council, City staff, and community stakeholders for taking the time to share experiences, wisdom, and provide guidance throughout the age-friendly community engagement activities.

We are very grateful to have the City of Vaughan *Older Adult Task Force* support in the age-friendly planning process and leadership in setting the vision and direction of the *Community Action Plan*.

Please visit our website for more information on the [Vaughan Older Adult Task Force](#).

Project Sponsors:

Gus Michaels, Deputy City Manager, Community Services

Michael Genova, Chief, Communications and Economic Development

Kathy Kestides, Director, Office of Transformation & Strategy

Project Team:

Jennifer Ormston, Director, Corporate and Strategic Communications

Anna Dara, Interim Director, Recreation Services

Rob Braid, Recreation Manager

Viviana Precopi, Manager Special Projects

Sabrina Cairo, Administrative Services Representative

Consultant:

J Consulting Group



Introduction

The City of Vaughan is taking important steps to create a more age-friendly community, where all residents can be active and engaged members of society at every stage of life.

Age-friendly communities support aging with dignity, respect and independence, and promote the inclusion of older adults in all areas of community life. Importantly, by planning for the needs of the older-adult population, age-friendly communities are designed to better meet the needs of all residents.

As part of the City of Vaughan's Older Adult Recreation Strategy (2016), it was recommended that the City initiate actions towards becoming an age-friendly city. Additionally, as part of the [Term of Council Service Excellence Strategic Plan \(2018-2022\)](#), the City outlines its commitment to ensuring active, safe, and diverse communities.

To achieve the goal of becoming an age-friendly community, the City has embarked on the process of developing an *Age-Friendly Community Action Plan*. This ten-year action plan sets out a long-term vision, collective goals, and inclusive strategies to improve upon the ability of seniors within the city to age at home and live well in their communities. Importantly, by planning for our seniors and more vulnerable populations in mind, we will create a more age-friendly city for all.

Realizing the actions identified within this *Plan* requires the collective efforts of a broad range of stakeholders to come together to ultimately become a more age-friendly community to all residents. Implementation of this *Plan* will be with the leadership of an executive working group comprised of representatives from Community Services Portfolio, Office of Communications and Economic Development, and Office of Transformation and Strategy.



Approach

The City of Vaughan's *Age-Friendly Community Action Plan* was developed through a range of research activities including a robust community engagement strategy.

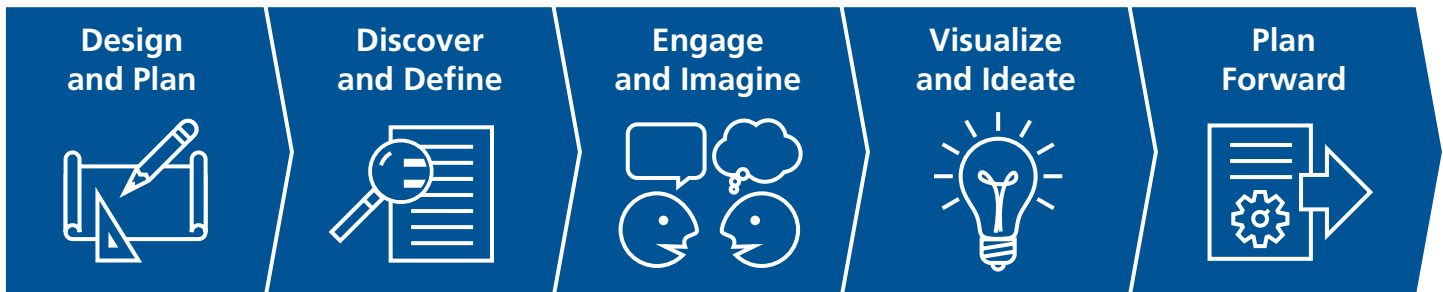
The consultation process engaged over 850 individuals representing local residents, community service providers and organizations, community clubs and networks, City staff and Members of Council.

Our objectives in developing the best plan possible for the City of Vaughan:

- Bring people together and listen to all perspectives because all stakeholders have important insights
- Make sure all consultation activities are respectful and meaningful
- Use both creative and critical thinking
- Gather input and ideas in different ways, so that we get a full understanding of ideas, opinions, and opportunities
- Create recommendations that bring all the ideas together so decisions can be made confidently to grow age friendliness in Vaughan



The project was completed over five project phases.



Design and Plan

- Preparation of detailed research, engagement, and communication strategy

Discover and Define

- A scan of background reports, policies, and documentation from local and senior governments, and the World Health Organization
- Collection and synthesis of existing data on demographics, current services, and key age-friendly indicators
- Review of best and promising practices in age-friendly planning

Engage and Imagine

- Community and stakeholder engagement
 - Online and telephone surveys with residents
 - Focus groups with community service providers and local clubs
 - Interviews with Members of Council, City staff, and other community leaders
 - Community workshops with resident and stakeholders
 - Community pop-up interviews

Visualize and Ideate

- Define future direction for an age-friendly Vaughan including vision, principles, and actions
- Collect input and feedback from OATF, staff, residents, and community stakeholders
- Draft *Age-Friendly Community Action Plan*

Plan Forward

- Prepare Implementation Strategy outlining timelines and potential partnerships
- Finalize *Age-Friendly Community Action Plan*
- Presentation of Final AF CAP to Council and Community

Background

Age-Friendly Communities

In Canada, people aged 65 years and over now represent Canada's fastest growing age group – a trend that is expected to continue for many years to come. The City of Vaughan is a growing municipality, expected to reach a population of approximately 500,000 by 2041. It is projected that older adults (55 years and older) will make up the largest portion of the population of Vaughan, representing more than 30 per cent of the total population, by 2031. Population aging has spurred calls locally, nationally and internationally to address the diverse needs of seniors and their desire to age as healthfully, independently and safely as possible, and where necessary, to receive care in their own home and communities as their physical, social and financial needs change and/or intensify.^{1,2,3}

The concept of age-friendly communities was developed in 2006/2007 when the World Health Organization (WHO) developed the Global Age-Friendly Cities Project. This project brought together cities from around the world that had an interest in supporting healthy aging by creating communities that were more age-friendly. The activities of this project helped to identify eight key areas of community life in which communities can become more age-friendly:

Outdoor Spaces and Public Buildings



When people view a neighbourhood as safe and accessible, it encourages participation in outdoor activities and engagement with the community. Accessibility involves removing barriers that limit opportunities for people with disabilities, including older adults with age-related limitations and/or disabilities.

Transportation



The condition and design of transportation-related infrastructure, such as signage, traffic lights and sidewalks, affect personal mobility. Access to reliable, affordable public transit becomes increasingly important when driving becomes stressful or challenging, or when driving is no longer available as an option.

¹ Sinha S. Living longer, living well: Report submitted to the Minister of Health and Long-Term Care and the Minister Responsible for Seniors on recommendations to Inform a Seniors Strategy for Ontario. Queens Printer for Ontario; 2013.

² Morton-Chang, F., Majumder, S. & Berta, W. Seniors' campus continuums: local solutions for broad spectrum seniors care. BMC Geriatr 21, 70 (2021). <https://doi.org/10.1186/s12877-020-01781-8>

³ van Bilsen PM, Hamers JP, Groot W, Spreeuwenberg C. The use of community-based social services by elderly people at risk of institutionalization: An evaluation. Health Policy. 2008 September; 87(3): p. 285-295.

Housing



The availability of a range of appropriate, affordable, accessible and supportive housing options that incorporate flexibility through adaptive features, style and location choices, are essential for age-friendly communities.

Respect and Social Inclusion



Community attitudes, such as a general feeling of respect and recognizing the role that older adults and people with disabilities play in our society, are critical factors for establishing an inclusive and age-friendly community.

Civic Participation and Employment



Civic engagement includes the desire to be involved in aspects of community life that extend beyond day-to-day activities, such as volunteering, becoming politically active, voting or working on committees. The ability to continue working or find new employment provides economic security for older adults, as well as people of all ages and abilities. This includes having access to accessible environments, including accessible workplaces.

Communication and Information



Age-friendly communities provide information about community events or important services that is both readily accessible and in formats that are appropriate for older adults and people with disabilities. An age-friendly community recognizes the diversity of its population and promotes initiatives to reach as many people as possible.

Community Support and Health Services



Access to and awareness of community support services and mental and physical health programs contribute to quality of life and age-friendliness.

Social Participation



Social participation involves the level of interaction that older adults and people with disabilities have with other members of their community and the extent that the community itself makes this interaction and inclusion possible.

The WHO Global Network for Age-Friendly Cities and Communities was established in 2010 and now includes 100 cities and communities worldwide, including age-friendly initiatives across many communities in Canada.⁴ In Ontario, the province developed an *Age-Friendly Community Planning Guide*, updated earlier this year, that is aligned with the WHO framework and that defines an age-friendly community as “one that responds to both the opportunities and challenges of an ageing population by creating physical and social environments that support independent active living and enable older people to continue contributing to all aspects of community life”.⁵

While Canada and many provinces have been promoting the development of age-friendly environments for the health and well-being of their older adult population, there is a growing awareness that local communities play an important, if not the most important, role in addressing the eight dimensions of healthy age-friendly cities.

“An age-friendly city encourages active ageing by optimizing opportunities for health, participation and security in order to enhance quality of life as people age.”
– WHO

Healthy Aging

Healthy aging as defined by the Public Health Agency of Canada (PHAC) is an “ongoing process of optimizing opportunities to maintain and enhance physical, social and mental health, as well as independence and quality of life over the lifecourse” (PHAC, 2016). Many factors combine to affect optimizing these opportunities including, but not limited to, one’s own health (e.g., genetics, lifestyle choices, age related changes to body and cognition), their circumstances (e.g., income security, education level, social connections and/or family) and their local environment (e.g., safe neighbourhoods, accessible transportation, care services and amenities).

Given that most older persons live in cities, this places great responsibility on municipalities to not only address the diverse needs of aging populations but anticipate and adapt planning to changing local systems (e.g., social structures/networks, urban sprawl, public services, local businesses, workplaces) over time.



⁴ World Health Organization (WHO). About the Global Network for Age-friendly Cities and Communities. <https://extranet.who.int/agefriendlyworld/who-network/>

⁵ Ontario (2021). Creating a more inclusive Ontario: age-friendly community planning guide for municipalities and community organizations. <https://www.ontario.ca/page/creating-more-inclusive-ontario-age-friendly-community-planning-guide-municipalities-and-community>

Policy Landscape

At the local level, the City of Vaughan has a strong policy context for age-friendly planning including setting a direction within the [*Term of Council Service Excellence Strategic Plan \(2018-2022\)*](#) to support active, safe, and diverse communities. Local planning initiatives and policy documents support various aspects of age-friendly planning including the support of active transportation, complete community design, accessibility and inclusion, physical activity and wellness, and safety.

The City's *Official Plan* (2010 – Office Consolidation 2019) outlines several goals and associated policies highlighting various age-friendly planning components such as developing of mix of housing including affordable and supportive housing options for seniors, support for pedestrian-friendly and active transportation, ensuring community centres are responsive to Vaughan's diversity and age appropriate, and emphasis on inclusive communities.



The *Transportation Master Plan*, *Pedestrian and Bicycle Master Plan*, *MoveSmart Mobility Management Strategy*, and the *Active Together Master Plan* reflect the City's commitment to provide safe, alternative, barrier-free transportation options. From an age-friendly lens, the synthesis of these three policies will create a transportation and mobility system that:

- Is predicated on an "all-ages" and "all-abilities" approach to planning and implementing transportation infrastructure.
- Integrates and coordinates multi-modal options to access goods, services, and amenities.
- Operates at a community and neighbourhood level to promote convenience and connectivity.
- Provides safe and accessible pathways that connect to rapid transit and bus services.
- Promotes a 'complete communities' approach to land development.

The City is currently preparing a *Vaughan Transportation Plan* (VTP) to establish a future vision and define improvements and policy directions to meet future transportation needs of residents.

The City's *Older Adult Recreation Strategy* provides recommendations that support physical activity and wellness through their partnership network. Two key strategies include increasing programming that supports more active and independent pursuits, and ensuring new facilities are accessible and on transit routes. The Strategy also recommended the City take steps towards becoming an age-friendly city.

A key document that connects these plans is the Council-adopted *Urban Design Guidelines* (UDG). It is a planning document that visualizes development blocks, how they should work, and how they interface with the public realm. Underlying principles of accessibility, universality and age-friendliness are embedded within all initiatives. It provides contextual analysis to ensure that city blocks, and developments are human scaled at the street level. The follow-up document *Complete Streets Guidelines Project* (current underway) will further operationalize the UDG by developing roadway design and standards at the neighbourhood level.

The City of Vaughan has also completed [Inclusive Design Standards](#) to further support efforts to be an inclusive and accessible community for all. In addition to ensuring Accessibility for Ontarians with Disabilities and Ontario Building Code requirements are met, these standards outline best practices in creating play spaces, washrooms, trails, service counters, office environments and places of workshop as inclusive as possible.

Vaughan Public Libraries (VPL) also have vital role in the delivery of programs and services to residents and contributing to creating an age-friendly community by reducing social isolation, reducing economic barriers, and through the commitment to digital literacy, accessibility and inclusion.

VPL's *Strategic Plan 2021-2025* outlines several directions that support age-friendly planning such as promoting community connections, providing life-long learning opportunities, and championing diversity equity and inclusion.

In 2021, the City initiated the creation of a *Diversity, Equity, and Inclusion Strategic Plan*. The goal of this plan is to foster a culture that is inclusive and respectful, where all citizens, employees, businesses, and visitors are provided with accessible opportunities to engage and participate.

Diversity, Equity & Inclusion Strategic Plan

The City recognizes that equity refers to achieving parity in policy, process and outcomes for historically and currently marginalized and underrepresented people and equity-seeking groups while accounting for diversity. The City is committed to working towards:

- Representational equity: the proportional participation at all levels of the City of Vaughan
- Resource equity: the distribution of resources to close equity gaps
- Equity-mindedness: the demonstration of an awareness of, and willingness to, address equity issues

A true sense of belonging is created when diversity, inclusion and equity combine to make all people feel welcome, included and part of the culture.

A Pandemic

The COVID-19 pandemic has added new challenges to addressing the age-friendliness of a city. As evidenced across the nation, COVID's deepest toll has been in long term care (LTC) facilities. However, in the community, lockdowns and service disruptions have increased social isolation and made essential everyday tasks such as grocery shopping and access to medical appointments and supports all the more difficult, and data reflects increases in elder abuse.⁶ Further, that equity deserving populations have been disproportionately affected by COVID-19.



⁶ Makaroun LK, et al. Elder Abuse in the Time of COVID-19—Increased Risks for Older Adults and Their Caregivers. *Am J Geriatr Psychiatry*. 2020 Aug; 28(8): 876–880. <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC7234937/>

Community Profile

Vaughan's population is aging.

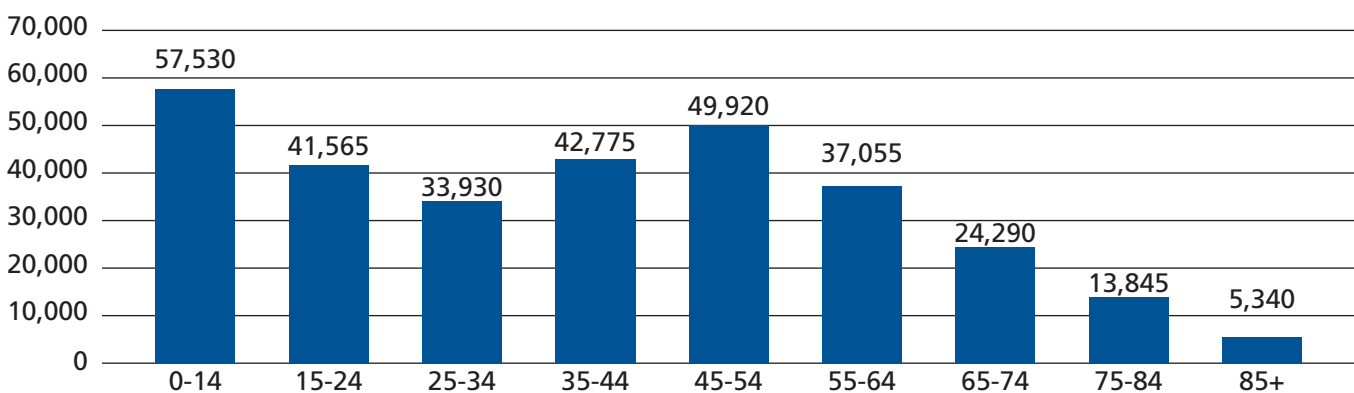
In Canada, people aged 65 years and over now represent Canada's fastest growth age group, a trend that is expected to continue for many years. In Vaughan, the City's total population grew by 6.2% between 2011 and 2016, while its seniors' population grew by 35.1% (Statistics Canada, Census). Vaughan's population of seniors aged 65 and over increased by 11,285 people between 2011 and 2016 to 43,475 seniors.

Risks for social isolation among seniors.

Some demographic trends point to risks for social isolation among seniors in Vaughan:

- 5,395 seniors or 22.1% of seniors live alone.
- 7,790 seniors in Vaughan or 18.7% of seniors cannot speak English.
- National statistics show that 12% of Canadians age 65 and older feel socially isolated.

Population by Age, Vaughan, 2016

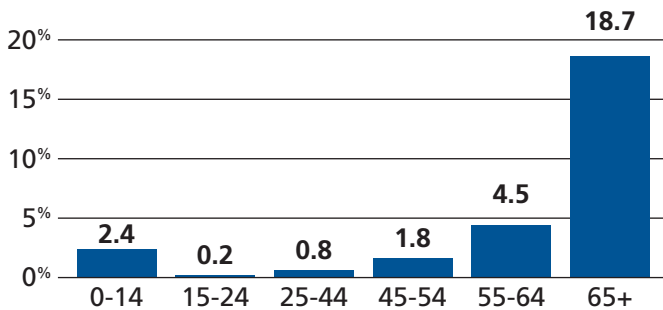


Source: Statistics Canada, Census, 2016

Most seniors in Vaughan own their homes.

Only 2,265 or 9.3% of senior households rent their homes. Among seniors renting, 21.4% live in subsidized housing (Statistics Canada, Census, 2016).

Proportion of Population Unable to Speak English by Age Group, Vaughan, 2016



Source: Statistics Canada, Census, 2016

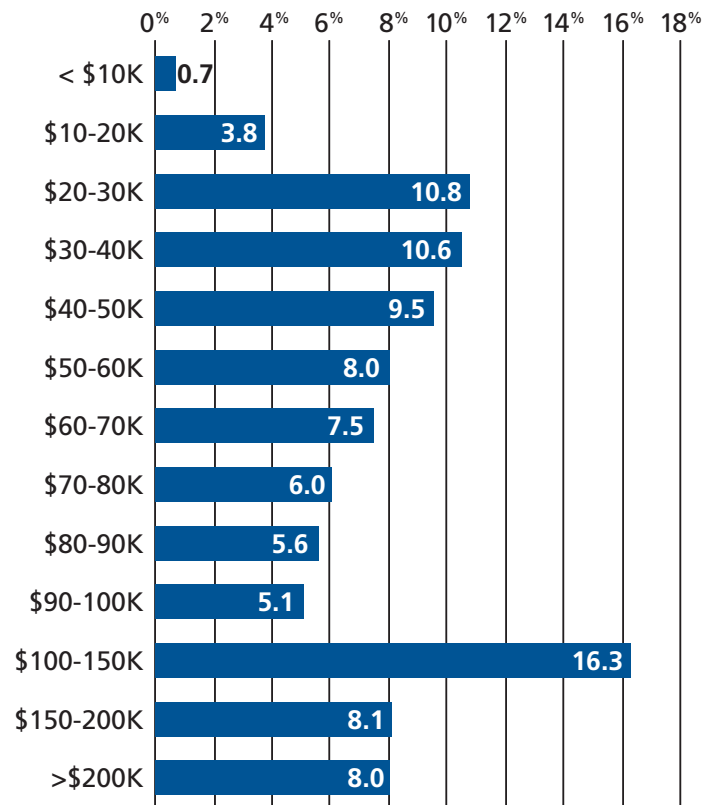
Many seniors remain active in labour force.

Many seniors in Vaughan are continuing to work past the age of 65 years, with a total of 7,385 in the labour force in 2016, a labour force participation rate of 16.9%. Seniors also remain active volunteers.

Average incomes are high, but seniors living alone have much lower incomes.

The average income of senior led households in 2015 in Vaughan was \$99,131 and the median was \$68,495. Incomes are substantially lower for seniors living alone, which had an average income of \$48,474 and median income of \$29,414. One quarter of senior led households have incomes below \$40,000. Some 3,080, or 7.4% of, seniors were in low income in 2016.⁷ Low-income rates are higher among seniors not in an economic family, where the incidence of low income was 18.9%.

Senior Households Income Distribution, Vaughan, 2015



Source: Statistics Canada, Census, 2016

Seniors live in a mix of housing types.

The majority (63%) of seniors in Vaughan live in single-detached houses and about one-quarter (23%) live in apartment buildings. Other forms of housing include row houses (6%), semi-detached houses (5%), or secondary units (3%).

⁷ Based on Statistics Canada's individual Market Basket Measure of low-income status. care home.

Housing affordability is an issue for many of Vaughan's seniors.

Over one quarter (27.6%) of seniors spend 30% or more of their income on shelter costs, including 8.6% who face severe affordability issues who are spending 50% or more of their income on shelter costs.

Affordability concerns are more common among seniors who rent their home, with 60.7% of these households spending more than 30% of their income on housing costs. Some 4,295, or 17.6%, of Vaughan's senior households were in core housing need. Core housing need is defined by CMHC as housing that is inadequate, unaffordable, or unsuitable.

Demand for affordable housing is high.

York Region's subsidized housing wait list was over 14,500 households in 2017 and seniors continue to be the largest group waiting, making up over half the wait list. Seniors waiting chronologically waited an average of 7.8 years.

In addition, as of January 31, 2020, there were 886 long-term care beds in Vaughan, and 2,493 people were waiting for basic beds, 517 people were waiting for semi-private beds and 2,081 were waiting for private beds⁸ (Central LHIN, 2020).

Strong sense of community and life satisfaction.

71.2% of York Region's seniors report a somewhat strong or very strong sense of belonging to the local community. Almost 90% report their life satisfaction as satisfied or very satisfied.

Number of seniors facing health concerns and limits to activity.

A number of indicators of physical activity highlight some concerns with physical health among seniors:

- 26.4% of York Region seniors perceived their health to be fair or poor.
- 30.9% of seniors in York Region have activity limitations.
- 16.2% of York Region seniors are obese.
- 52.2% of seniors in York Region report engaging in moderately active or activity physical activity.

Driving is the most common form of transportation for seniors.

Driving is the primary mode of transportation for the majority of York Region employed boomers and seniors (Regional Municipality of York, 2014). About half of York Region boomers and seniors live within five minutes walking distance to public transit.

⁸ These numbers may include double counting if individuals were waiting for a bed at more than one long-term care home.

Results

Listening to and learning from the experiences of residents and community stakeholders is the core component in defining a direction forward and creating a more age-friendly community for all. An inclusive and robust community engagement plan was critical to the development of the *City's Age-Friendly Community Action Plan*.

Overall, approximately 850 residents and community stakeholders shared their insights and experiences and provided guidance in the development of this *Plan*.

- 500 telephone surveys with adults 55+
- 141 online surveys with residents
- 7 focus groups with community service providers, networks, and local clubs
- 2 focus groups with persons with disabilities and support staff
- 1 visioning workshop with residents and stakeholders
- 30+ interviews with members of City Council, City staff, and community leaders
- 2 Age-Friendly Action Planning virtual workshops with residents and stakeholders
- 30 in-person community pop-up interviews



Outreach

The COVID-19 pandemic brought challenges in meeting with people in person and so additional outreach methods were conducted to engage with the city's diverse communities. Outreach activities included:

- Website – [Vaughan.ca/AgeFriendly](https://vaughan.ca/AgeFriendly)
- Public Service Announcements (2,400 subscribers)
- Media coverage (Vaughan Citizen, thestar.com, yorkregion.com, Toronto.com)
- Social media posts
- Digital signs (10)
- Mobile signs (5 –one in each ward)
- Radio ads in top 5 languages spoken in Vaughan
- Engagement newsletter (769 recipients)
- Vaughan Public Library Handouts (9,000)
- Dedicated phone line and email

Seniors in Vaughan are diverse and belong to many different communities. Reaching out to the city's diverse groups of seniors was a priority throughout the age-friendly planning process. Engagement activities took a person-centred approach; recognizing that people do not have the same access to participation or access to services, and further, that there are racial, ethnic and gender disparities within current systems. Collecting a range of experiences to better understand how existing infrastructure and policies are impacting residents and seniors differently was a core principle to engagement.

Key Messages Heard from Residents and Stakeholders

Outdoor Spaces and Public Buildings



- Residents value the number parks, trails, and greenspaces across the city.
- There is a need to improve accessibility and safety in some areas with increased lighting, adequate rest spaces, and even surfaces.
- People would like to see more options for inter-generational activities such as play spaces in parks and community gardens.

"Blessed with our greenspace, conservation area"

Transportation



- While the city has many transportation options for residents including accessible options, residents express the need to expand transportation options for people with disabilities.
- Other opportunities suggested by residents and stakeholders include creating greater awareness of the current transit system (i.e., pathways and options), improving lighting in some areas, integrating transit systems (across jurisdictions), and providing a subsidized transit option for seniors and caregivers.

Housing



- The need for more affordable housing choices including more accessible and supportive housing options was a priority expressed throughout the engagement activities.
- More in-home support options are important for people's health, independence, and well-being.

"Keeping people at home is important."

Respect and Social Inclusion



- Residents want to celebrate seniors and ensure they are valued members of the community.
- Need to reach out more to our vulnerable and isolated residents.
- Need to take steps to be an equitable and safe city.

"Want to make life meaningful to all people"

Civic Participation and Employment



- There is positive civic engagement of seniors underway in the city.
- Residents and stakeholders would like to see greater awareness of volunteering and employment opportunities, creation of mentorship opportunities, and **“tapping into the wisdom”** of seniors.

Communication and Information



- Recognition that the City has a number of platforms and approaches for communicating with residents.
- Need to increase the awareness of what is being offered across the city.
- Needs for more outreach to seniors who do not speak English and people who may be isolated.

“Everyone should be able to get the information they need.”

Community Support and Health Services



- There are many health services within the city.
- Awareness of services and access to services (i.e., affordability, transportation) can be barriers.
- Residents and stakeholders would like to see a ‘one-stop’ access to services and information, increased mental health supports, caregiver supports, and leveraging technology to increase access to health services.

“There are seniors at home that have no support and end up in hospitals.”

Social Participation



- The City has many recreational programs and activities for older adults and has strong support for the City’s Older Adult Clubs.
- Future programing and events need to continue to consider and respect the diversity of residents while also ensuring access (i.e., affordability, awareness, accessibility).

For further information on the consultation activities and feedback collected, please see the *What We Are Hearing Report* found at [Vaughan.ca/agefriendly](https://vaughan.ca/agefriendly).

Action Plan

Vision

Vaughan is a community of choice for all generations.

Principles

Equity: we are committed to ensure fair, inclusive, and respectful treatment of all residents.

Collaboration: we have a shared responsibility with our partners to realize the vision of this *Plan*.

Accountability: we are responsible to report back to our community and responsive to changing needs and priorities.

Connection: we pursue active participation and engagement in community planning.

Inclusion: we are committed to creating supportive and accessible places where residents of all ages feel a sense of belonging.

Objectives

1. To recognize the diversity of Vaughan's aging population not only in terms of age but also ability, gender, sexual orientation, culture, support needs, and income.
2. To support policies that create complete, accessible, and welcoming neighbourhoods.
3. To support independent, active, and healthy aging for all residents.
4. To realize a shared responsibility among community members and partners to fulfil the vision of this *Plan*.
5. To achieve recognition of the City of Vaughan as an Age-Friendly Community through Ontario's Network of Age-Friendly Community Initiatives.

Actions

Ideas for action have been grouped under each of the World Health Organization's eight areas of an age-friendly community.



Outdoor Spaces and Public Buildings



1. Continue to explore opportunities to expand winter snow removal program for seniors.

In 2019 the City of Vaughan entered into a pilot partnership program with *Community and Home Assistance to Seniors* (CHATS) for a snow removal service for seniors. The project was originally funded through Mayor Bevilacqua's Spirit of Generosity. Based on its initial success, the pilot project was continued with additional funding from several sponsors for the 2021-2022 winter season.

The [CHATS Snow Removal Program](#) is a paid service that connects individuals with pre-approved service providers for winter snow clearance services. The cost is paid by the homeowner. Subsidies are available based on a financial assessment. The service is available to anyone aged 55 and older, or with age-related illness, who lives within the city. Services include clearing of driveway snow removal, walkway clearing to the front/main door and salting on walkways to the front/main door.

Stakeholders and residents praise the success of the program and emphasize the continued and growing need for this program. It is recommended that the City continue its partnership with CHATS to deliver the snow removal service and explore ways to expand the program to reach more residents in need (i.e., low-income seniors). Partnerships with youth organizations and schools could also be considered.



2. Through parks planning, continue to ensure that park and open space design incorporate spaces and amenities that are accessible and encourage physical activity, wellness, and recreational opportunities for all ages.

The [*Active Together Master Plan*](#) (2018) outlines principles and actions for designing, funding, constructing, and operating the City's parks and open spaces, and recreation and library facilities. The plan identifies several principles and actions that support age-friendly design including ensuring access to public spaces and ensuring that these spaces are designed with consideration for all ages and abilities.

Building on this, it is recommended that existing and future parks and open spaces throughout the city are designed to be accessible and encourage overall wellbeing for people of all ages and abilities. It is suggested that design consider the provision of washrooms, seating, lighting, shaded areas, accessible pathways, and gathering places as well as areas for physical activity.

Other considerations include:

- The development of park standards, including the provision and distribution of age-friendly amenities across the city.
- A further analysis of the provision of shade, seating, and washrooms within neighbourhood and district parks.
- A further analysis of existing trails, and urban pedestrian circulation route standards, to include age-friendly attributes, including signalized crossings, signage and wayfinding, and lighting.

3. Continue to make improvements to street lighting, pedestrian crossings and signal times, and overall community safety.

Through existing City initiatives such as the Complete Streets Guidelines Project (underway), the [*Pedestrian and Bicycle Master Plan*](#), the [*MoveSmart Mobility Management Strategy*](#), and through future urban design projects, it is recommended that the City continue to make improvements to overall pedestrian safety. It is recommended that the City develop age-friendly amenity standards that include standardized elements for seating, lighting, washrooms, shaded areas, roadway crossing and signal times, accessible pathways and gathering spaces. Design should consider surfaces and features to allow access for individuals using wheelchairs, scooters, and other assistive devices to reduce risk of falls. Design should continue to consider Crime Prevention Through Environmental Design (CPTED) strategies.

Crime Prevention Through Environmental Design (CPTED) is an approach of crime prevention that uses urban and architectural design, and the management of built and natural environments. CPTED strategies aim to reduce victimization, deter criminal acts, and build a sense of community among residents to reduce crime, and minimize fear of crime.⁹

⁹ The International Crime Prevention Through Environmental Design Association. <https://www.cpted.net/>

4. Expand opportunities to support the development of community gardens accessible to all ages and abilities.

Community gardening can provide an opportunity for people of all ages to connect with their community, get physical activity, learn new skills, and increase access to healthy food. Community gardens are unique to the neighbourhood creating them and can include vegetables, fruits, herbs, and butterfly gardens. Stakeholders have expressed an interest in supporting the creation of accessible community gardens within the city. It is recommended that the City work in partnership with community organizations to explore this initiative further including investigating potential funding sources.

Design considerations to reduce barriers in community gardens include:

- Incorporating vertical gardening for ease of reach
- Providing raised beds for people in wheelchairs or those unable to garden at ground level
- Ensuring access to and around garden considering appropriate ground/path coverage
- Providing seating options
- Considering various colours and textures for people with visual impairments

Source: Evergreen (2001). Community Gardening Ideas. <https://www.evergreen.ca/downloads/pdfs/CG6-Community-Gardening-Ideas.pdf>

5. Identify opportunities to create more walkable neighbourhoods.

Through the engagement process, residents expressed the desire for neighbourhoods that are 'walkable', where they can walk to access local services, community facilities, stores and places to connect with family and friends. The '15-minute neighbourhood' is a concept that aims to achieve neighbourhoods where people can walk to amenities and meet daily needs (i.e., food, education, outdoor space, transit) within 15 minutes from their home. York Region is currently exploring this concept in current planning initiatives. It is recommended that the City of Vaughan also consider this concept in the planning and design of community neighbourhoods and explore opportunities to create '15-minute neighbourhoods'.

The '15-minute neighbourhood' is a concept that aims to achieve neighbourhoods where people can walk to amenities and meet daily needs (i.e., food, education, outdoor space, transit) within 15 minutes.



Transportation



6. Continue efforts to enhance bus stop accessibility, equity, comfort, and safety.

The location and design of transit stops is an important factor in creating greater access to local services and amenities. Stops should be designed to be easily accessible and provide comfort for people of all ages and abilities. The Ontario Accessibility for Ontarians with Disabilities Act (2005) provides guidelines for accessibility for transit stops. The Province also provides guidelines for enhancing access to transit through the location and design of transit stops. The Province also provides [guidelines for enhancing access to transit](#) through the location and design of transit stops. It is recommended that the City, through the *Vaughan Transportation Plan* (currently underway), work with York Region to assess existing transit stops for accessibility and comfort (i.e., benches) and make improvements as appropriate. Importantly, consideration should be given to ensure the location of transit stops are equitable across the city. Consideration should also be given to seating and appropriate lighting at all bus stops.



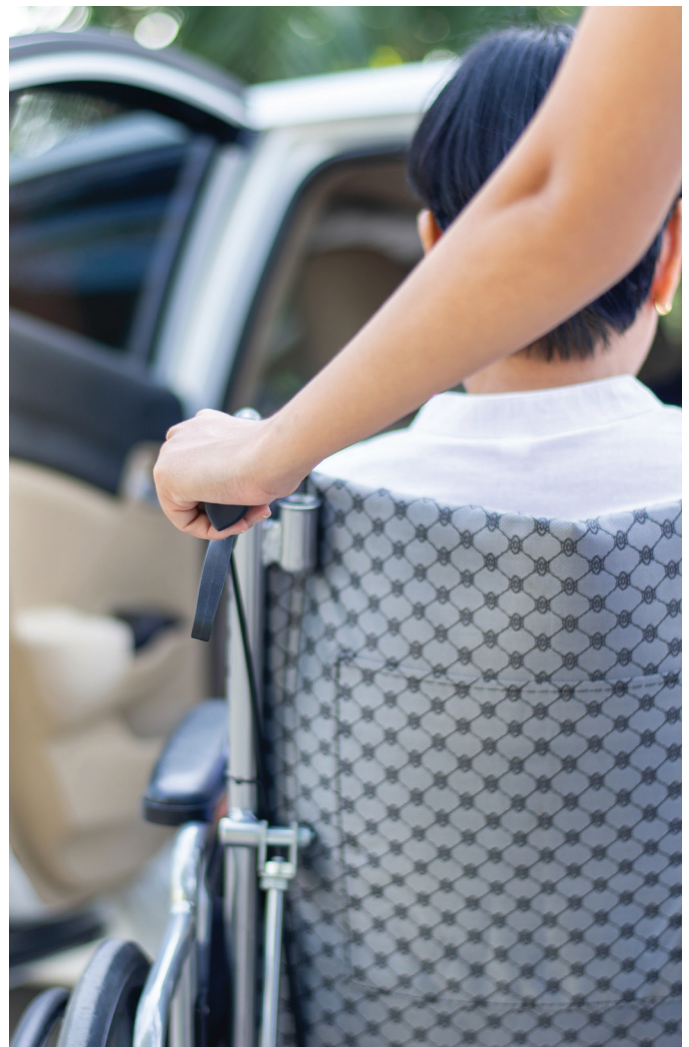
7. Work with community partners to promote, and support opportunities to expand, alternative transportation modes such as ride sharing, volunteer drivers, and other options to increase access to amenities and services by residents with special needs including mobility impairments.

For a variety of reasons many people are not able access, or experience significant barriers in accessing, public transit options. Several community partners, including York Region, provide support with transportation to appointments and amenities in the city of Vaughan. Feedback from stakeholders and residents highlight the need to expand such programs as our population continues to age, and the number of people living with disabilities increases. It is recommended that the City work with partners such as York Region Transit (Mobility On-Request Paratransit), CHATS, Human Endeavour and others to expand and promote alternative transportation options in the city. It is also recommended that the City advocate for programs to be provided at low to no cost for individuals in need.

Community Highlight: HOPE – Healthy Outcomes of Preventative Engagements is run by Human Endeavour, a non-profit organization serving York Region. HOPE is a wellness program for seniors that includes a wide variety of social, physical and psychological programs and includes a volunteer-driven transportation service that provides over 10,000 rides to seniors each year.

Community Highlight: Regulation of Private Ground Passenger Transportation

The City of Vaughan has established a set of regulations for the private ground passenger transportation industry. This framework is aimed at ensuring the health and safety of the public, the protection of consumers, and continuing efforts to promote the development and modernization of the city's transportation network.



8. Create greater awareness of all transportation options across the city.

There are several transportation options within Vaughan including options for people with mobility challenges. Consultation feedback revealed that many people are not aware of these options and/or do not understand how to access them. It is recommended that the City share information on all transportation options available including information on transit schedules and stops (i.e., links to York Region Transit), transportation fees, community transportation and on-demand-type transportation options, options for cross-jurisdictional travel (i.e., PRESTO), contact information for booking appointments and information on any criteria for service. It is further recommended that the City share information on the Region's myRide program and further promote this service to residents and caregivers (including older adults) to support and encourage transit use among residents including older adults. The myRide program is a travel training program for customers of all ages and abilities who need additional knowledge and skills to use YRT independently.

9. Explore opportunities to provide a needs-based transit subsidy for low-income residents.

Affordability can be a barrier in residents' ability to access public transportation, and consequently may reduce access to services, amenities, programs, and the ability to connect with friends and family. As of January 2021, the Region is piloting the Transit Assistance Program (TAP) to help make transit more affordable for eligible residents. A TAP pass covers half the cost of a York Region Transit adult monthly pass (\$77/month).

It is recommended that the City of Vaughan support York Region to pursue a deeper transportation subsidy for residents in need (i.e., low-income) across the city. It is also recommended that the City advocate for options for reduced or no-cost transportation passes for caregivers accompanying a person in need.

York Region Transit offers local transit services to all nine York Region municipalities including the City of Vaughan. The Region also provides Mobility Plus, door-to-door, shared-ride, accessible public transit service for people with disabilities. For more information, [York Region Transit website](https://www.yrt.ca) or [yrt.ca](https://www.yrt.ca).

Housing



10. In support of the City's Affordable Housing Strategy, establish policies and identify opportunities to provide a range of housing forms that meet the diverse and changing needs of residents.

The City of Vaughan is currently developing an Affordable Housing Strategy to better understand the current state of housing in the city and to strive for innovative solutions, through planning policy, financial tools, partnerships, and advocacy, to meet identified housing needs. As part of this work, it is recommended that the City:

- Ensure current and future planning policies encourage a mix of housing types and tenures and consider establishing targets for affordable, accessible, and supportive housing options. Housing types should consider various forms such as stacked townhouses, multiplexes, secondary suites, multi-residential as well as various ownership models such as life lease, co-operative, co-housing, and community land trusts.
- Investigate opportunities to provide financial incentives to further encourage the development of affordable housing. Incentives may include waiving fees, providing grants, providing land at a reduced cost, and inclusionary zoning.

- Continue to build an affordable housing reserve as a way of supporting the future creation of affordable housing.
- Work with York Region to continue to advocate for funding for affordable and supportive housing within the city.
- Encourage affordable and supportive housing options in areas near amenities, services, recreational opportunities, and transportation to avoid social isolation and loss of independence.
- Explore opportunities to establish 'campus of care models' of seniors housing where appropriate in place of stand-alone long-term care homes or retirement homes.
- Work with housing providers, including long-term care housing providers, to ensure safe and inclusive environments for the 2SLGBTQ+ community.

Campuses of care, much like a community hub, co-locates a continuum of community support services, housing options and long-term care beds close to each other and to the people who need them most while also offering important and needed supports to the local community.

11. Explore opportunities for funding and community partnerships to pilot a HomeShare program in Vaughan.

HomeShare programs can provide an opportunity for someone who is 'overhoused' and in need of some form of support (i.e., light household tasks and/or financial support) to remain in their home and community. In Vaughan, 22 percent of people over the age of 65 live alone. Often HomeShare programs are a living arrangement between two or more people, usually unrelated, who reside together in the same residence. Typically, each person has their own private space with shared common areas such as kitchen and living room.¹⁰ It is recommended that the City explore opportunities to work with community partners to create a HomeShare pilot program.

HomeShare programs can provide a form of affordable housing, reduce social isolation, and provide support for household responsibilities to help someone remain in their home longer.

12. Share information and promote funding options for home adaptation, repair, and modification programs.

As people age, and circumstances change people can experience increasing barriers within their homes. Sometimes home modifications and adaptations to the built form can mean that people can remain in their home, and community, longer while also maintaining independence and improving quality of life. Examples of modifications could include grab bars in bathrooms, modified door handles, removing tubs for walk in showers or modifying tubs to make them easier to get into, and making changes to entrance ways and counter levels to accommodate the use of mobility devices. In addition, sometimes homes may be older and in need of repairs to ensure continued safety. Examples of programs include the Ontario Home and Vehicle Modification Program, Ontario Renovates for Homeowners, Seniors Home Safety Tax Credit, and the York Region Home Repair Program. It is recommended that the City provide information on existing programs available to residents and seniors living in Vaughan.



¹⁰ Halton HomeShare Toolkit (2019).

https://cdhalton.ca/wp-content/uploads/2021/04/TheHaltonHomeShare_Toolkit_revised_2019.pdf

13. Support community partners in to promote and increase in-home supports for seniors and people with disabilities.

As noted above, as people age and circumstances change, the provision of support services in-home can mean that people can stay in their home and in their community longer. This, in turn, helps to support their social connectedness and independence. There are a number of community agencies providing a range of in-home supports (i.e., house keeping, personal support, yard maintenance, and friendly visiting) to people across the city. Stakeholders and residents identified the need to increase these service options for seniors and people with disabilities. It is recommended that the City promote existing programs and support community efforts to expand in-home support programs. Support may include advocating for increased funding, assisting with education and promotion of existing programs, and facilitating collaboration and partnerships.

Community Highlight:

CHATS Home Help Program

The Home Help Program provides in-home support services to assist clients with routine household activities and activities of daily living such as light housekeeping, household management tasks, shopping, and meal preparation.



Respect and Social Inclusion



14. Celebrate the contributions of seniors and youth through a local art exhibition.

Celebrating the achievements of seniors and youth across communities is an opportunity to bring residents together and acknowledge the positive impact people are having on the community. The City of Vaughan has initiatives to celebrate residents (i.e., Volunteer Recognition Awards Ceremony, Senior's Month and National Seniors Day, Youth Week). It is recommended that the City continue to seek out ways to celebrate all residents and recognize seniors and youth. It is recommended that the City consider hosting an 'Art for All Ages' Exhibition. An art exhibition could be an opportunity to feature and celebrate local artists including senior artists from diverse backgrounds and cultures. Artists and community members can engage in sharing diverse local perspectives on aging across all the World Health Organization eight domains of age-friendly communities. It is suggested that the City explore this opportunity with local organizations.



15. Work with community partners to increase awareness and share resources to combat ageism and elder abuse.

Ageism refers to stereotypes, prejudice and discrimination towards others based on age.¹¹ Greater public awareness can help prevent ageism by dispelling common stereotypes and misconceptions. Elder abuse is any action or inaction by a person in a position of trust which jeopardizes the health and well-being of an older adult.¹² It is recommended that the City support existing community partners (such as York Regional Police and CHATS) to identify ways to increase awareness of both ageism and elder abuse, and to explore solutions to prevent elder abuse throughout the city. Consideration might be given to having resources available on the City's website and promoted through local channels and offering training to staff where appropriate.

Community Highlight:

Vaughan Inclusion Charter

The City is committed to taking action to achieve the vision of the Charter in the organization and in the community. The Charter promotes and celebrates human rights and accessibility and strengthens a sense of belonging for everybody in the community to ensure they all have access to the same opportunities.

16. Work with local seniors' clubs to explore opportunities for integrated programs and activities.

Vaughan has many active seniors' clubs providing a number of programs and opportunities for seniors to connect. There are over 5500 senior club members across approximately twenty organized clubs. Seniors Association of Vaughan Initiatives (SAVI), formally instituted in 2003, is a volunteer umbrella association for local clubs dedicated to advocate for better services for seniors. The City provides clubs with approved spaces in which to deliver programming. In addition, City staff are assigned to each club and act as a liaison. Stakeholders and club representatives praise the City for the ongoing support to their organizations and members. One of the messages to emerge from the consultation activities was the desire to bring clubs together and to explore opportunities for integrating various programs and events with people from a range of cultural backgrounds and experiences.

It is further recommended that opportunities to include additional diverse clubs and community organizations in need of programming and meeting space across the city be explored.

¹¹ World Health Organization, Ageing-Ageism.
<https://www.who.int/news-room/questions-and-answers/item/ageing-ageism>

¹² York Regional Police. Recognizing Elder Abuse.
<https://www.yrp.ca/en/crime-prevention/recognizing-elder-abuse.asp>

17. Engage and partner with community organizations to identify and develop programing opportunities that support the diverse needs of residents and older adults.

In January 2021, the City of Vaughan hired a Diversity and Inclusion Officer and initiated the creation of a Diversity and Inclusion Strategy. It is vital that the City's age-friendly planning align with the goals and objectives of this strategy to work towards a more fair and equitable community. It is recommended that as part of this work, and through the City's Diversity and Inclusion Officer and Diversity and Inclusion Task Force, the City engage with diverse partners and community organizations, including individuals with lived experience to further identify program and support needs of residents including older adults. This includes, but not limited to, 2SLGBTQ+ community, persons living with dementia, new Canadians, people with physical and intellectual disabilities, Indigenous people, as well as Black, Asian and other racialized communities. Results from this action should inform programing initiatives outlined in Action 26.

Community Highlight:

Rainbow Space Program

Rainbow Space is aimed at building safer, inclusive social and recreational spaces for the 2SLGBTQ+ community in York Region. Rainbow Space provides peer-led and peer-directed programs including recreational activities, referral services, harm reduction education and resources, sexual health education, a lending library, volunteering and leadership opportunities, and wellness promotion groups.



Civic Participation and Employment



18. Explore and promote City and community volunteer and employment opportunities.

Many older adults and youth are volunteering in Vaughan, contributing hundreds of hours towards the local economy. Many residents and older adults identified the desire to continue to develop skills and to contribute to their community and to society in general through volunteering. It was also highlighted in the consultations that knowing 'where to volunteer' could be a challenge. Many seniors are also continuing to work past the age of 65 and may be interested in working part time or starting their own business. It is recommended that the City of Vaughan work with community partners to explore opportunities to share information on volunteer and employment placements.



19. Expand age-friendly awareness among local businesses.

Providing age-friendly customer service and business spaces will help reduce barriers for residents who want to access local retail and service locations. Changes could include adding ramps, improving lighting and seating, removing physical obstacles, ensuring safe and inclusive spaces, and providing product information in accessible formats. It is recommended that the City partner with stakeholders to identify opportunities to improve accessibility and age-friendliness of local businesses. It is suggested that an age-friendly self assessment checklist be created so that local businesses can identify opportunities to be more age-friendly. Further, once guidelines are established, it is recommended that the City develop a program to recognize businesses that provides exceptional age-friendly customer service. Considerations include comfort, safety and accessibility, and respect and inclusion.

20. Engage with the *Older Adult Task Force (OATF)* as part of City planning initiatives.

The City of Vaughan's *Older Adult Task Force* is a valuable resource that provides an age-friendly lens to current planning initiatives. It is recommended that major city-wide planning initiatives (i.e., master plan development) include engagement with the OATF as part of broader public participation activities.

Communication and Information



21. Expand digital access and literacy among residents and seniors.

Access to technology is increasingly impacting people's overall health and wellbeing. Access to technology can provide connection to health services, amenities, and loved ones. It is recommended that the City work with Vaughan Public Libraries and community partners to expand and promote the opportunities for older adults and residents to learn how to use new technology devices. It is further recommended that the City support the exploration of future funding opportunities to continue to provide devices to people in need.

Community Highlight: Vaughan Public Libraries

[Health 1-on-1](#) is a personal virtual session to help people learn how to find, navigate, and evaluate health information online with a Health Literacies Specialist.

[Memory Lab @ Woodbridge Library](#) offers the equipment and instruction to bring to life cherished memories. The Memory Lab can help turn photos, film and slides into high resolution files, transfer cassette tapes to digital files, and has a scanner for things like scrapbooks and recipes.

22. Enhance online presence of community information and services.

Vaughan is well served by local service clubs, community service organizations and health service providers. Several residents and stakeholders, however, noted that many people are not aware of what services and programs are offered and how to access them. The importance of ensuring the City's website includes multi-lingual options was noted by many residents. It is recommended that the City explore opportunities to enhance its online presence of community information and services for seniors in order to increase awareness of what is offered across the city. Considerations could include:

- Engaging diverse community organizations, service providers, local business, and others in the further development of an online service presence.
- Consider creating a monthly feature of local community service organizations.
- Providing a broad range of local information including, but not limited to community events; sport, recreation and cultural programming; housing and homelessness options and supports; health and community supports (i.e., mental health supports, primary care, in-home supports, friendly visiting); employment services and volunteer opportunities; languages services; healthy food programs and services; income support services; transportation services; health information (such as York Region's Health Connection and TeleHealth Ontario), City parks and amenities, and so on.

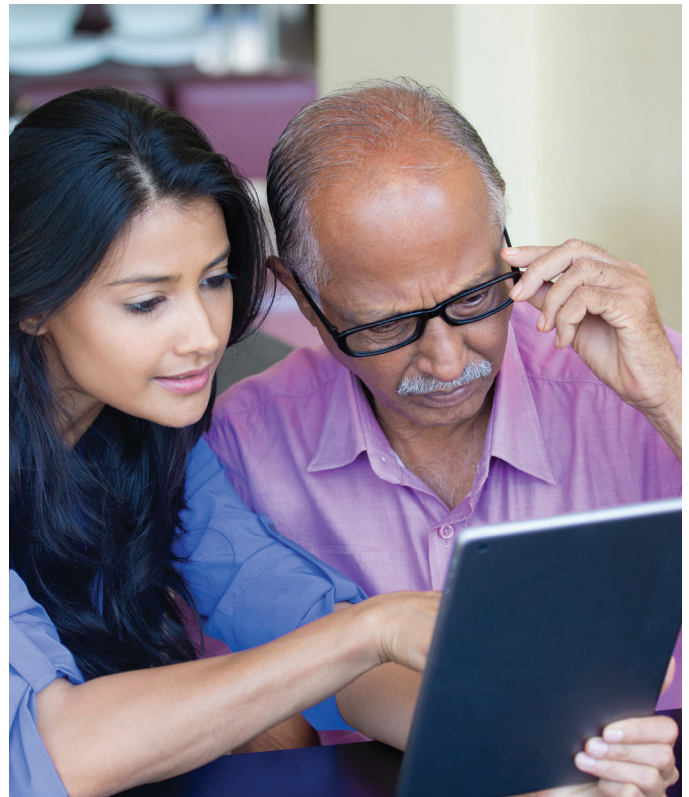
- Offering 'youth' and 'senior' search options and/or unique pages.
- Providing a 'Community Board' option where local partners have a space to promote local events and activities.
- Creating a communication strategy to broadly promote the online resource.
- Exploring opportunities to expand the City's presence in community spaces (i.e., libraries and community centres).
- Exploring multi-lingual options.
- Providing messaging and information in user-friendly formats (usage of pictures, large text options, and aphasia friendly).
- Providing options for printable version of the online service platform.

Community Highlight: Access Vaughan

Access Vaughan is the contact centre for the City of Vaughan providing information, by phone or email, on City programs and services. Services including Textnet and UbiDuo enable people who are deaf, hard of hearing or speech impaired to more easily access the service. Language Line is also available. Language Line is an over the phone interpretation system that provides verbal translation in over 150 languages and is available free of charge to residents.

23. Continue efforts to ensure communication and promotional materials create positive and inclusive images celebrating the city's diversity.

The city of Vaughan is comprised of people of all ages with over one-third comprised of people over the age of 65 and another third under the age of 24. The city is also comprised of people from diverse backgrounds and cultures who speak various languages, have varying income levels, and who have a range of abilities. It is important that everyone "see themselves" in the city of Vaughan. It is recommended that the City continue to expand communication and promotional material to reflect the city's diversity and in a way that celebrates all residents.



Community Support and Health Services



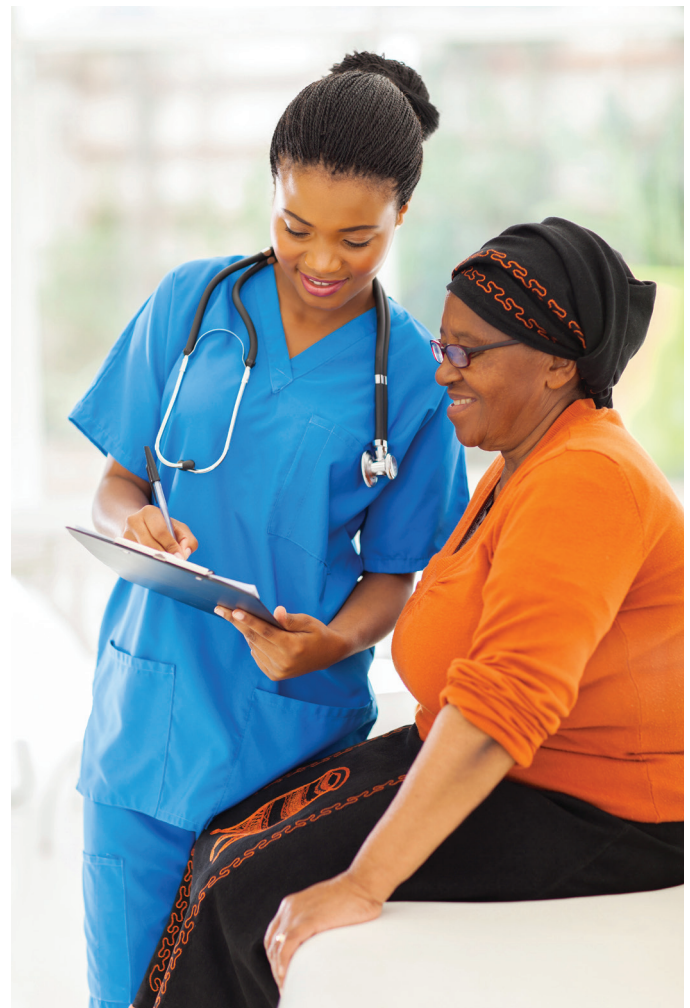
24. Explore opportunities to develop a Community Hub.

To complement information and services available online, physical community hubs can provide an opportunity to enhance, coordinate and integrate service delivery in a community. A community hub can create space for people to access information and services, participate in community activities, and connect people with service providers or family and friends. The co-location of services can also result in efficiencies. A key finding from the engagement activities was the need to provide access to information and services in one location (physical and virtual) that can direct people to supports and services people need without multiple handoffs.

It is recommended that the City of Vaughan explore the development of a community service hub(s) in collaboration with community partners (i.e. local service providers, the Region of York, community clubs and networks). The hub(s) could be developed by expanding and/or repurposing existing space or may require new building. Considerations for the space could include community meeting space, space for health care and service providers, exercise space, a community kitchen, community garden, and information and referral space. Potential office space and/or housing located on upper floors could also be explored.

Other considerations:

- Collaborating with Seniors Focus Vaughan (who has prepared an initial strategy for a service hub)
- Incorporating broad community consultation with community partners, and stakeholders, and residents into the planning and design of these spaces
- Exploring various funding opportunities and collaborations with other levels of government
- Considering locations in close proximity to transit



25. Develop relationship with the Western York Region Ontario Health Team to further advocate for health services in Vaughan.

Launched in 2019, Ontario Health Teams are a relatively new model of health care delivery across the province. The model is based on health care providers working together to provide a more coordinated continuum of care for patients. It is recommended that the City of Vaughan consider pursuing a relationship with the Western York Region Ontario Health Team to better understand the needs of seniors and residents across the city and to collaborate on education and advocacy efforts to improve health services in Vaughan. As a starting point, it is recommended that the local health team be invited to meeting with OATF with the purpose of exploring any opportunities for collaboration.

Community Highlight: Cognitive Care Kits, Vaughan Public Libraries

Vaughan Public Libraries' Cognitive Care Kits have been built to be used by caregivers with their loved ones who are suffering from Dementia. Cognitive Care Kits are intended to stimulate skills that the disease has not yet affected including fine and gross motor skills, reading, and speaking, memory, spelling, and sorting. Kits contain a variety of activities such as simple word searches and puzzles, simple reading books, conversation and memory tools, and activity books.



Social Participation



26. Continue to explore options to expand recreational program delivery including more options for intergenerational programs, programs for people living with dementia, programs that meets the needs of diverse ethno-cultural groups, programs in other languages, and outdoor and virtual programing.

The City of Vaughan offers a wide range of recreational and social programming. It is recommended that the City continue to explore options to expand service delivery to residents. Consideration should be provided for intergenerational programs, programs for persons living with dementia, continued inclusion of virtual options (incorporating technical support as needed), programing that meets needs of diverse ethno-cultural groups, programing in other languages and outdoor programing options. It is also suggested that youth, seniors, and caregivers are engaged in the planning of new programs.

Some examples of programs that could be considered include:

- Healing Through Art (art therapy)
- Gentle Walks and Talks
- Intergenerational music and cooking
- Multicultural dance
- Pen-Pal program
- Exercise for people living with dementia

27. Explore opportunities for additional training for front-line staff to support seniors.

As we age, there are several age-related changes that can affect our sensory and motor skills that may impact our ability to access and utilize public services. Additionally, there are many people who have lived with vision or hearing loss prior to becoming an older adult. Changes in vision, hearing, mobility and even cognition are important areas for municipal staff, such as Access Vaughan, to be aware of and address. Training in these areas may include simple behavioural strategies around speaking clearly and reducing background noise where possible. It is recommended that the City consider pursuing additional training for front line staff to support seniors in accessing and participating in City programs in collaboration with other ongoing changes in service delivery resulting from the COVID-19 pandemic.



28. Work with community organizations to coordinate monthly 'Coffee Connections'.

A key theme heard throughout the consultations was a desire to meet and connect with people. The COVID-19 pandemic has heightened our awareness of social isolation and more than ever people are expressing a desire to meet, share and connect. It is recommended that the City work with community partners such as SAVI to establish a monthly seniors coffee chat. Feedback from stakeholders suggest that this could take place at a community location with support from the City and perhaps local business (i.e., providing refreshments and/or donating space).

Community Highlight: Activate!Vaughan

Activate!Vaughan is a program that calls on start-ups and scale-ups to propose innovative solutions that leverage smart city technology to enhance quality of life in Vaughan. The City of Vaughan's Economic Development department delivered four Activate!Vaughan pitch challenges from 2019-2021, each focused on a specific opportunity for innovation. In 2021, age-friendly communities was an area of focus. Presented by Mackenzie Health and Vaughan Public Libraries, high-potential start-ups were asked how they would leverage smart city technologies to improve access to healthcare and enhance social participation opportunities for our aging population.



Summary of Actions



Outdoor Spaces and Public Buildings

1. Continue to explore opportunities to expand winter snow removal program
2. Continue to ensure park and open space design incorporate accessibility, safety, and recreational opportunities
3. Continue to make improvements to age-friendly street design
4. Support accessible community gardens
5. Identify opportunities to create more walkable neighbourhoods



Transportation

6. Continue to enhance bus stop accessibility, comfort and safety
7. Promote alternative transportation options
8. Increase awareness of transit options
9. Explore opportunities for needs-based transit subsidy



Housing

10. Establish policies to support a range of affordable and accessible housing options
11. Explore HomeShare program options
12. Increase awareness of home adaptation programs
13. Promote and support in-home support options



Respect and Social Inclusion

14. Celebrate seniors and youth through art
15. Increase awareness to help combat ageism and elder abuse
16. Explore integration of some local club events/programs
17. Engage and partner with community organizations to identify unique and diverse needs of older adults



Civic Participation and Employment

18. Promote and share volunteer and employment opportunities
19. Expand age-friendly awareness among local businesses
20. Engage with OATF in community planning



Communication and Information

21. Expand digital access and literacy
22. Enhance online presence of community information and services
23. Continue to create positive and inclusive messaging and promotional material



Community Support and Health Services

24. Explore opportunities to develop a community hub
25. Encourage partnerships with local health care agencies



Social Participation

26. Continue to expand diversity of recreational programs and inter-generational programs
27. Explore opportunities for additional training for front line staff to support seniors
28. In partnership with community organizations, coordinate monthly 'Coffee Connections' for older adults

Creating an Age-Friendly System

To further support the age-friendly actions identified in this plan, and as part of the *Term of Council Service Excellence Strategic Plan's* commitment to ensuring active, safe, and diverse communities, it is recommended that the City's *Older Adult Task Force* be established as the Age-Friendly Vaughan Advisory Committee (AFVAC) to support the overall leadership and monitoring of the City's *Age-Friendly Community Action Plan*. Membership of the AFVAC should continue to expand to include a diverse range of experiences and voices.

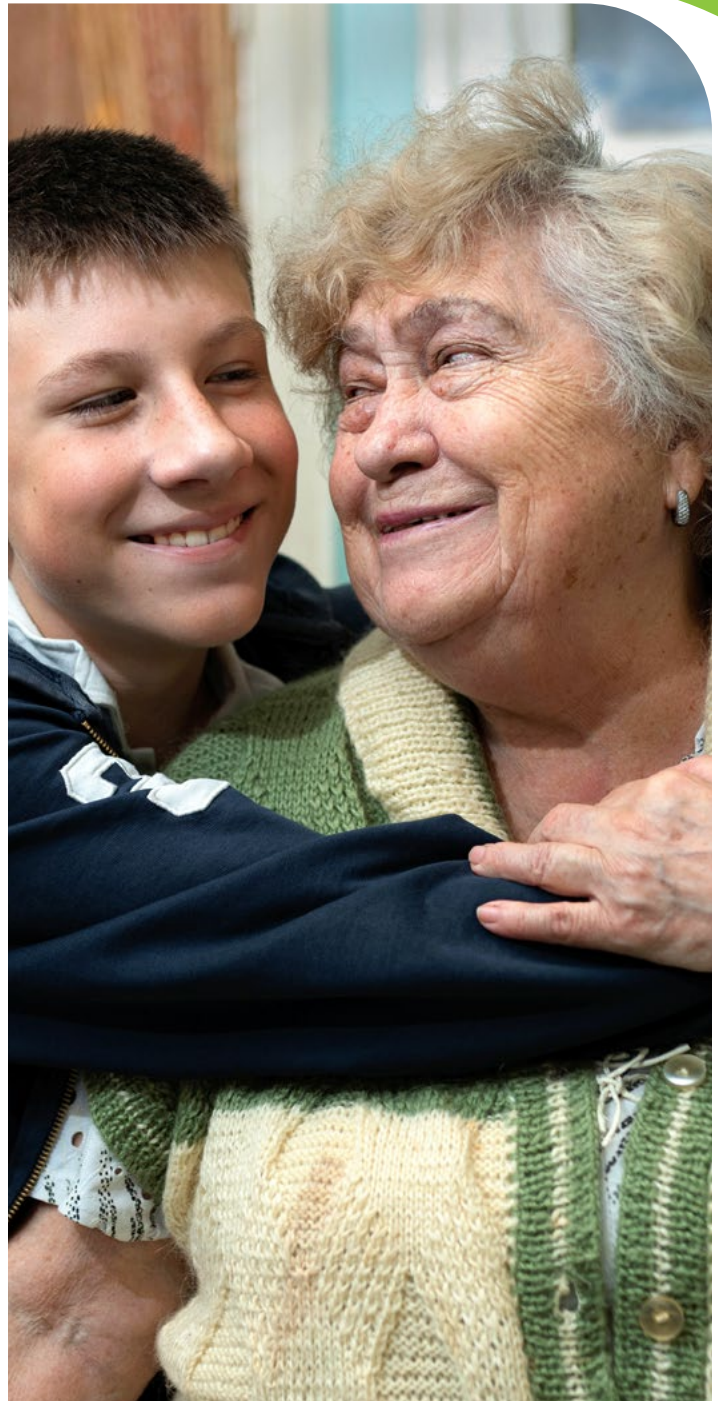
It is anticipated that this role include:

- **Advising** City staff as part of updating or developing new City master plans, providing an age-friendly lens to all future City planning initiatives to support inclusive and age-friendly policies.
- **Aligning** with senior levels of government to support age-friendly planning in Vaughan.
- **Educating** staff, community partners, and residents on the importance of age-friendly planning and promoting the vision of the *Age-Friendly Plan*.
- **Monitoring and reporting** on an annual basis on the achievements of the *Age-Friendly Plan*.
- **Supporting** community partners in local age-friendly initiatives.

In addition to the role of the AFVAC, additional recommendations to support the creation of an age-friendly system at the City of Vaughan include:

1. Developing a 'checklist' or decision-making framework. The goal of this decision-making framework is to provide a structure to guide decision making through an age-friendly lens across municipal departments. The framework could include considerations and principles that may be built into plans, policies, and daily work at the City. This framework should also be developed in consultation with the Diversity and Inclusion Task Force.
2. Establishing the requirement, through the procurement process, that consultants who deliver work for the City demonstrate a commitment to the principles and vision of this *Plan*.
3. Examining opportunities to establish an Age-Friendly Coordinator role at the City. Role of the Coordinator could include attending regular AFVAC meetings and acting as a liaison with AFVAC and community partners including, other levels of government; assisting in preparing communication and promotion materials; coordinating and monitoring implementation of plan actions; seeking out funding opportunities; and assisting in planning and coordinating local events and activities.
4. Joining Ontario's Network of Age-Friendly Community Initiatives.
5. Exploring membership to the WHO Global Network for Age-friendly Cities and Communities.

6. Supporting the work underway to establish an Intergovernmental Age-Friendly Working Group to further support the initiatives of this plan through partnerships with other levels of government.
7. Considering the priorities identified in the *Age-Friendly Community Action Plan* for inclusion in the 2022-2026 *Term of Council Service Excellence Strategic Plan* and reporting back on a yearly basis through the *Strategic Plan Oversight Teams* (SPOTS).
8. Preparing, and sharing, annual age-friendly community progress reports. These reports would list each recommendation and whether it is fully, partially, or not implemented yet.
9. Conducting a full review of the *Community Action Plan* in 2026.



Collective Accountability

Realizing the age-friendly vision for the City of Vaughan requires the collective efforts of a broad range of stakeholders to come together to implement the recommended actions and ultimately become a more age-friendly community to all residents.

City of Vaughan has taken on a leadership role in the coordination and facilitation of the actions outlined within the plan. Various departments within the City play a significant role in setting policy that supports the principles and actions outlined within the plan and supports the continued growth of the municipality through an age-friendly lens. The City also has an important role in collaboration, communication, education and advocacy. Implementation of this *Plan* will be with the leadership of an executive working group comprised of representatives from Community Services Portfolio, Office of Communications and Economic Development, and Office of Transformation and Strategy.

Regional Municipality of York fulfils a number of roles in creating age-friendly communities including through various planning tools (i.e., *Official Plan*, *Seniors Strategy*, *Transportation Master Plan*, *Housing and Homelessness Plan*). York Region is responsible for facilitating affordable housing, administering and funding various community programs, the provision of transportation and policing, as well as regional land use and development. York Region is also an important partner in advocacy and collaboration with community organizations and service providers.

Government of Ontario has a broad role in age-friendly planning. The province has established a framework, [Creating a more inclusive Ontario: age-friendly community planning guide for municipalities and community organizations](#) (2021), and provides funding for age-friendly initiatives. The Ontario Government also sets a policy framework for growth across the province. The Province also has a significant role as a funder of many services, infrastructure, and programs across communities and across the 8 key areas of age-friendly communities.

Government of Canada also provides a policy direction for age-friendly planning, [Age-Friendly Communities in Canada – Community Implementation Guide](#), and provides funding that shapes how our communities grow.

Community Organizations and Service Providers assume a number of roles in age-friendly planning including the direct provision of health services (primary care, in-home supports, emergency care, mental health), support programs (accessible transportation, friendly visiting, food banks, literacy and language), housing (social housing, long-term care, supportive housing), and social connection (local clubs and networks).

Private Sector also has a responsibility in age-friendly planning by ensuring safe and inclusive spaces for residents to live, work, shop, visit, and play.

The Vaughan Community has an important role in supporting the vision of this *Plan* by being welcoming and inclusive of all people of all ages and abilities. Communities can also support the development of an age-friendly city through advocacy and education.

In addition to the recommendations aimed at establishing a system of age-friendly planning outlined above, a supporting

Implementation Strategy has been developed outlining timelines and potential partners for each action. As the *Plan* moves forward, City Staff, through the newly established age-friendly executive working group, will operationalize this *Plan* by incorporating the actions and principles within existing strategic planning initiatives and through appropriate department plans.



Of note, the City of Vaughan does have a [Corporate Partnership Policy](#).

Vaughan Age-Friendly Community Action Plan: Implementation Strategy

April 2022



The *Age-Friendly Community Action Plan* itself identifies several core strategies that demonstrate the City's full commitment to the vision of this *Plan* and to creating a city-wide approach to age-friendly planning.

These include developing an age-friendly decision-making framework; establishing the Older Adult Task Force (OATF) as the Age-Friendly Vaughan Advisory Committee (AFVAC) to continue to support and guide age-friendly planning across the city; requiring, through procurement, a commitment to age-friendly principles; joining Ontario's Network of Age-Friendly Community Initiatives; considering the priorities of this *Plan* for inclusion in the 2022-2026 Term of Council Service Excellence Strategic Plan; supporting work underway to establish an Intergovernmental Age-Friendly Working Group; preparing annual community progress reports; and conducting a full review of the *Plan* in 2026. These recommendations are critical to the implementation of the *Plan* and highlight the full pledge of the City in becoming a more age-friendly city.

To further support this important work, this Implementation Strategy identifies timelines and potential partners for all 28 actions identified within the *Plan*. This document is intended to be a jumping-off point for the implementation of all recommended actions, one which evolves overtime through further guidance from staff and the newly developed age-friendly executive working group. As the *Age-Friendly Community Action Plan* moves forward, it will be up to City Staff to operationalize this *Plan* through the City's *Term of Council Service Excellence Strategic Plan* and the various departmental plans.

Timelines:







O = Ongoing





S = Short Term (1-2 years)


M = Medium Term (3-5 years)


L = Longer Term (5+ years)







AFVAC = Age-Friendly Vaughan Advisory Committee



Age-Friendly Dimension	Action	Timeline				Suggested Potential Partners
		O	S	M	L	
Outdoor Spaces & Public Buildings 	1. Continue to explore opportunities to expand winter snow removal program for seniors.					Community and Home Assistance to Seniors (CHATS) Schools
	2. Continue to ensure that park and open space design incorporate spaces and amenities that are accessible and encourage physical activity, wellness, and recreational opportunities for all ages.					
	3. Continue to make improvements to street lighting, pedestrian crossings and signal times, and overall community safety.					York Region
	4. Expand opportunities to support the development of community gardens accessible to all ages and abilities.					Community and Home Assistance to Seniors (CHATS) York Region Human Endeavour
	5. Identify opportunities to create more walkable neighbourhoods.					York Region
Transportation 	6. Continue efforts to enhance bus stop accessibility, equity, comfort, and safety.					York Region

Age-Friendly Dimension	Action	Timeline				Suggested Potential Partners
		O	S	M	L	
	7. Work with community partners to promote, and support opportunities to expand alternative transportation modes.					AFVAC CHATS (iRIDE) Human Endeavour York Region Association of Differently Abled People Together (ADAPT) Right at Home Private sector Ride Share organizations
	8. Create greater awareness of transit options across the city.					York Region
	9. Explore opportunities to provide a needs-based transit subsidy.					York Region
Housing 	10. In support of the City's Affordable Housing Strategy, establish policies, and identify opportunities, to provide a range of housing forms that meet the diverse and changing needs of residents.					York Region Non-profit and private housing providers and developers
	11. Explore opportunities for community partnerships to pilot a HomeShare program in Vaughan.					Community service providers Post-Secondary Schools
	12. Share information and promote funding options for home adaptation, repair, and modification programs.					York Region AFVAC Community and Home Assistance to Seniors (CHATS) Leap of Faith Together (LOFT) March of Dimes

Age-Friendly Dimension	Action	Timeline				Suggested Potential Partners
		O	S	M	L	
	13. Support community partners in efforts to promote and increase in-home supports for seniors and people with disabilities.					AFVAC CHATS Leap of Faith Together (LOFT) Reena Vaughan Community Health Centre (VCHC)
	14. Celebrate the contributions of seniors and youth through a local art exhibition.					AFVAC Museums Vaughan Public Libraries
	15. Work with community partners to increase awareness and share resources to combat ageism and elder abuse.					Vaughan Public Libraries York Regional Police Community and Home Assistance to Seniors (CHATS) Victim Services of York Region Family Services York Region Leap of Faith Together (LOFT) Schools
	16. Work with local seniors' clubs to explore opportunities for integrated programs and activities.					Seniors Association of Vaughan Initiative (SAVI)

Age-Friendly Dimension	Action	Timeline				Suggested Potential Partners
		O	S	M	L	
	17. Engage and partner with community organizations to identify and develop programming opportunities that support the diverse needs of residents and older adults.					Diversity & Inclusion Task Force, Accessibility Advisory Committee, AFVAC Family Services York Region Vaughan Community Health Centre (VCHC) Islamic Society of Vaughan Vaughan African Canadian Association Mississaugas of the Credit First Nations Nin Os Kom Tin Indigenous Friendship Centre Chippewas of Georgina Island First Nation Pflag York Region Family Services York Region Community resident champions
	18. Explore and promote City and community volunteer and employment opportunities.					CoV (Recreation, Human Resources) YorkWorks VaughanLink Community service providers (COSTI Immigrant Services, Reena, March of Dimes)
	19. Expand age-friendly awareness among local businesses.					Vaughan Chamber of Commerce AFVAC AFC Outreach Program – Business Group
	20. Engage with Older Adult Task Force/Age-Friendly Vaughan Advisory Committee as part of City planning initiatives.					AFVAC

Age-Friendly Dimension	Action	Timeline				Suggested Potential Partners
		O	S	M	L	
Communication & Information 	21. Expand digital access and literacy among residents and seniors.					Vaughan Public Libraries Human Endeavour
	22. Enhance online presence of community information and services.					CoV (Recreation, Human Resources, Economic Development) York Region Community partners and service providers
	23. Continue efforts to ensure communication and promotional materials create positive and inclusive images celebrating the city's diversity.					
Community Support & Health Services 	24. Explore opportunities to develop a community hub.					Community service providers York Region Libraries
	25. Develop relationship with the Western York Region Ontario Health Team to further advocate for health services in Vaughan.					AFVAC Western York Region Ontario Health Team Vaughan Community Health Centre (VCHC)
Social Participation 	26. Continue to explore options to expand recreational program delivery including options for inter-generational programs, programs for people living with dementia, programs that meet the needs of ethno-cultural groups, programs in other languages, and outdoor and virtual programming.					Vaughan Public Libraries

Age-Friendly Dimension	Action	Timeline				Suggested Potential Partners
		O	S	M	L	
	27. Explore opportunities for additional training for front-line staff to support seniors.					Alzheimer's Society CHATS
	28. Work with community organizations to coordinate monthly 'Coffee Connections'.					Seniors Association of Vaughan Initiative (SAVI)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 28, 2022

Item 15, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 28, 2022.

15. RUN FOR VAUGHAN

The Committee of the Whole recommends:

- 1. That the recommendations contained in the following resolution of Councillor Iafate, dated September 13, 2022, be approved; and**
- 2. That the presentation by Zohaib Malhi, Run for Vaughan, Jane Street, Maple, and Communication C1, entitled “Run for Vaughan”, dated September 13, 2022, be received.**

Member's Resolution

Submitted by Councillor Marilyn Iafate

Whereas, the Run for Vaughan first started in 2003 as a grassroots program dedicated to raising funds for a hospital in the City of Vaughan; and

Whereas, the Run for Vaughan was created by the Ahmadiyya Muslim Community (AMJ Canada) and continues to be a much anticipated annual event; and

Whereas, to date, the Run for Vaughan has raised more than \$1 million in support of Vaughan's first hospital, Cortellucci Vaughan Hospital; and

Whereas, the Run for Vaughan offers an opportunity for every member of the community to participate, including a three-kilometre walk, and five and 10-kilometre runs; and

Whereas, Vaughan Council has historically demonstrated support for this event and its associated fundraising initiatives;

It is therefore recommended:

- 1. That Vaughan Council endorse the annual Run for Vaughan event on a recurring annual basis;**
- 2. That the City of Vaughan partners with the Run for Vaughan to promote awareness of this annual event by leveraging the City's corporate communications channels and Access Vaughan.**

MEMBER'S RESOLUTION

Committee of the Whole (1) Report

DATE: Tuesday, September 13, 2022

TITLE: RUN FOR VAUGHAN

FROM:

Councillor Marilyn Iafrate

Whereas, the Run for Vaughan first started in 2003 as a grassroots program dedicated to raising funds for a hospital in the City of Vaughan; and

Whereas, the Run for Vaughan was created by the Ahmadiyya Muslim Community (AMJ Canada) and continues to be a much anticipated annual event; and

Whereas, to date, the Run for Vaughan has raised more than \$1 million in support of Vaughan's first hospital, Cortellucci Vaughan Hospital; and

Whereas, the Run for Vaughan offers an opportunity for every member of the community to participate, including a three-kilometre walk, and five and 10-kilometre runs; and

Whereas, Vaughan Council has historically demonstrated support for this event and its associated fundraising initiatives;

It is therefore recommended:

1. That Vaughan Council endorse the annual Run for Vaughan event on a recurring annual basis;
2. That the City of Vaughan partners with the Run for Vaughan to promote awareness of this annual event by leveraging the City's corporate communications channels and Access Vaughan.



Run for Vaughan

2022

2022 AIM & Objective:

2

- ▶ Run started in 2003
- ▶ Total collection for 2021 is \$300,000.00
- ▶ Collected more than \$1M for CVH as of 2021
- ▶ Collect a further \$1M in the next 2 years
 - ▶ 2021 Goal: \$400,000.000
- ▶ Get the community involve, "EVERYONE"
- ▶ Approach entire neighborhood and raising awareness

Date and Timing:

- ▶ Sunday, September 25th, 2022
- ▶ Opening Session: 8:30AM to 8:55AM (Tentative)
- ▶ Walk Start: 9:00AM (Tentative)
- ▶ Closing Session : TBA

Proposed Route:

4

North Maple Regional Park, This year plan is to have only 3K, 5K & 10K Run based upon city approval.



Proposed Route:

4

North Maple Regional Park, This year plan is to have only 3K, 5K & 10K Run based upon city approval.



Considerations to the Council:

5

- ▶ Requesting that Council members endorse the 2022 Run for Vaughan initiative
- ▶ Allow the Run for Vaughan Committee access to City marketing and communications channels to assist in promoting the event
- ▶ To put out mobile signs (mini billboard, 5'x8') as permitted by the City/Region
- ▶ Provide services-in-kind in accordance with City policy and fees

THANK YOU

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 28, 2022

Item 16, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 28, 2022.

16. 3949 KING VAUGHAN ROAD

The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Councillor Iafrate, dated September 13, 2022.

Member's Resolution

Submitted by Councillor Iafrate

Whereas, the City of Vaughan continues to grow at an unprecedented rate and a growing community requires all kinds of community service facilities;

Whereas, the subject land at 3949 King Vaughan Road is not part of the Greenbelt Plan and has been identified for future growth by York Region Municipal Comprehensive Review;

Whereas, York Region Council has adopted a new Regional Official Plan based on the Municipal Comprehensive Review that designates the subject land "employment area";

Whereas, section 2.2.5 (9) of the Growth Plan for the Greater Golden Horseshoe (2020) allows conversion of lands within employment areas to non-employment only through a Municipal Comprehensive Review, and the next round of York Region Municipal Comprehensive Review can be ten years away;

Whereas, a community group has approached the City of Vaughan proposing a quick-start to build a place of worship and some accessory uses, which requires the land to be converted to non-employment uses before the relevant planning applications can be considered;

Whereas, the subject land area (6.4 hectares) is less than one percent of the newly designated employment area in the City of Vaughan and thus if converted, will not impact the City or the Region in achieving its employment growth target by 2051; and,

Whereas, the York Region Official Plan requires approval of the Minister of Municipal Affairs and Housing and the Minister's decision is imminent.

It is therefore recommended:

1. That Council request the Minister of Municipal Affairs and Housing to remove the land at 3949 King Vaughan Road from the employment area in his final approval of York Region's Official Plan; and,

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 28, 2022

Item 16, CW Report 32 – Page 2

2. That a copy of this resolution be forwarded to York Region for its information.

MEMBER'S RESOLUTION

Committee of the Whole (1) Report

DATE: Tuesday, September 13, 2022

TITLE: 3949 KING VAUGHAN ROAD

FROM:

Councillor Marilyn Iafrate

Whereas, the City of Vaughan continues to grow at an unprecedented rate and a growing community requires all kinds of community service facilities;

Whereas, the subject land at 3949 King Vaughan Road is not part of the Greenbelt Plan and has been identified for future growth by York Region Municipal Comprehensive Review;

Whereas, York Region Council has adopted a new Regional Official Plan based on the Municipal Comprehensive Review that designates the subject land "employment area";

Whereas, section 2.2.5 (9) of the Growth Plan for the Greater Golden Horseshoe (2020) allows conversion of lands within employment areas to non-employment only through a Municipal Comprehensive Review, and the next round of York Region Municipal Comprehensive Review can be ten years away;

Whereas, a community group has approached the City of Vaughan proposing a quick-start to build a place of worship and some accessory uses, which requires the land to be converted to non-employment uses before the relevant planning applications can be considered;

Whereas, the subject land area (6.4 hectares) is less than one percent of the newly designated employment area in the City of Vaughan and thus if converted, will not impact the City or the Region in achieving its employment growth target by 2051; and,

Whereas, the York Region Official Plan requires approval of the Minister of Municipal Affairs and Housing and the Minister's decision is imminent.

It is therefore recommended:

1. That Council request the Minister of Municipal Affairs and Housing to remove the land at 3949 King Vaughan Road from the employment area in his final approval of York Region's Official Plan; and,
2. That a copy of this resolution be forwarded to York Region for its information.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 28, 2022

Item 17, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 28, 2022.

17. CITY PARK (WOODBIDGE GATES NORTH) INC.

The Committee of the Whole recommends that the recommendations contained in the following resolution of Councillor Carella, dated September 13, 2022, be received.

Member's Resolution

Submitted by Councillor Carella

Whereas, Bylaw 063-2021 permitting a 7-story residential apartment building containing 93 dwelling units and 120 parking spaces at 248, 252, 256 & 260 Woodbridge Avenue was approved by Committee of the Whole on December 8, 2020 and ratified by Council on December 15, 2020;

Whereas, the Owner, City Park (Woodbridge Gates North) Inc., proposes a building footprint decrease to the site plan due to new restrictions encountered resulting in only 116 parking spaces to be provided;

Whereas, the City's new Comprehensive Zoning Bylaw Update (Bylaw 001-21) (under appeal) has relaxed the parking requirement of 1 parking space to 0.8 spaces per unit for apartment dwelling zones (excluding visitor's parking);

Whereas, relief from the Zoning By-law by way of minor variance or a zoning by-law amendment is required to recognize the zoning deficiency in accordance with Section 34 of the Planning Act;

Whereas, the City of Vaughan does not have a bylaw in place to support cash-in-lieu for parking in the community of Woodbridge;

Whereas, the City of Vaughan in principle does not support cash-in-lieu for parking for residential developments; and,

Whereas, the builder has requested that cash-in-lieu for parking be allowed only for the deficient 4 parking spaces.

It is therefore recommended:

That, payment of cash-in-lieu for parking be allowed for the deficient 4 parking spaces and the development be deemed to have met the parking requirement of Bylaw 063-2021; and

That, the Deputy City Manager, Planning and Growth Management, be authorized to enter into an agreement with the Owner to the satisfaction of the City Solicitor; and

That, the monies pursuant to Section 417 of the Municipal Act for the cash-in-lieu of parking be allocated to the appropriate City account.

MEMBER'S RESOLUTION

Committee of the Whole (1) Report

DATE: Tuesday, September 13, 2022

TITLE: CITY PARK (WOODBIDGE GATES NORTH) INC.

FROM:

Councillor Tony Carella

Whereas, Bylaw 063-2021 permitting a 7-story residential apartment building containing 93 dwelling units and 120 parking spaces at 248, 252, 256 & 260 Woodbridge Avenue was approved by Committee of the Whole on December 8, 2020 and ratified by Council on December 15, 2020;

Whereas, the Owner, City Park (Woodbridge Gates North) Inc., proposes a building footprint decrease to the site plan due to new restrictions encountered resulting in only 116 parking spaces to be provided;

Whereas, the City's new Comprehensive Zoning Bylaw Update (Bylaw 001-21) (under appeal) has relaxed the parking requirement of 1 parking space to 0.8 spaces per unit for apartment dwelling zones (excluding visitor's parking);

Whereas, relief from the Zoning By-law by way of minor variance or a zoning by-law amendment is required to recognize the zoning deficiency in accordance with Section 34 of the Planning Act;

Whereas, the City of Vaughan does not have a bylaw in place to support cash-in-lieu for parking in the community of Woodbridge;

Whereas, the City of Vaughan in principle does not support cash-in-lieu for parking for residential developments; and,

Whereas, the builder has requested that cash-in-lieu for parking be allowed only for the deficient 4 parking spaces.

It is therefore recommended:

That, payment of cash-in-lieu for parking be allowed for the deficient 4 parking spaces and the development be deemed to have met the parking requirement of Bylaw 063-2021; and

That, the Deputy City Manager, Planning and Growth Management, be authorized to enter into an agreement with the Owner to the satisfaction of the City Solicitor; and

That, the monies pursuant to Section 417 of the Municipal Act for the cash-in-lieu of parking be allocated to the appropriate City account.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 28, 2022

18. NOMINATION OF THE WARD 2 CIVIC HERO AWARD FOR 2022

The Committee of the Whole recommendation was dealt with and adopted without amendment at the Special Council Meeting of September 13, 2022, under Minute No. 95.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 28, 2022

Item 19, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 28, 2022.

19. SUPPORT FOR A PILOTED AUTOMATED SPEED ENFORCEMENT PROGRAM IN THE CITY OF VAUGHAN

The Committee of the Whole recommends that the recommendation contained in the following resolution of Councillor Yeung Racco, dated September 13, 2022, be approved, subject to increasing the number of automated speed cameras from six to 10 (two per Ward), as referred to in the sixth paragraph of this resolution.

Member's Resolution

Submitted by Councillor Sandra Yeung Racco

Whereas, the MoveSmart Mobility Management Strategy (MoveSmart) is a five-year capital and operational plan that sets the direction to advance the City's transportation goals and is founded on three pillars: safety, sustainability, and mobility; and

Whereas, MoveSmart addresses Council's commitment to provide a transportation system that is safer, more efficient, and sustainable in support of the 2018-2022 Term of Council Service Excellence Strategic Plan; and

Whereas, an Automated Speed Enforcement Program (ASE) supports the City's commitment to advance and deliver on one of the road safety initiatives under MoveSmart; and

Whereas, while many programs and initiatives are being implemented through MoveSmart to address speeding in identified areas. ASE will be an additional innovative tool to supplement the new Council approved Speed Limit Policy to address excessive speeding on local roads; and

Whereas, ASE is an effective tool in ensuring road safety and compliance with regulated speed limits, by raising public awareness about the need to reduce speeds, and evidence and research indicate that other jurisdictions have effectively used ASE to reduce speeds on local roads, contributing to a safer road network for all road users; and

Whereas, a pilot program is to be initiated within the City of Vaughan, consisting of five mobile cameras to be rotated throughout all 5 Wards; and

Whereas, ASE will be positioned in established neighbourhood Community Safety Zones and Safer School Zone areas, prioritizing these sites based on speeding concerns, overall traffic volumes, collision history, and the presence of sidewalks or cycling facilities, schools, parks, community centres, and libraries; and

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 28, 2022

Item 19, CW Report 32 – Page 2

Whereas, ASE will be used in tandem with other innovative smart technologies to support the safe and efficient movement of travel for all road users on our local road network; and

Whereas, the implementation of the ASE program will be funded on a cost-recovery basis; and

Whereas, the City of Vaughan will use the ASE pilot program to educate and inform residents about the implications of speeding, as well as to collect data to assist with the processing and administrative requirements to implement the program long term; and

Whereas, the ASE program will assist York Regional Police in their capacity to combat excessive speeding and stunt driving across the City of Vaughan.

It is therefore recommended:

1. That the submission of the ASE pilot program be endorsed by Council; and
2. That a report be brought forward outlining the necessary agreements for the supply, installation, operation and maintenance of ASE, along with the administrative governance and funding requirements to implement and sustain the program.

MEMBER'S RESOLUTION

Committee of the Whole (1)

DATE: Tuesday, September 13, 2022

TITLE: Support for a Piloted Automated Speed Enforcement Program in the City of Vaughan

FROM:

Councillor Sandra Yeung Racco

Whereas, the MoveSmart Mobility Management Strategy (MoveSmart) is a five-year capital and operational plan that sets the direction to advance the City's transportation goals and is founded on three pillars: safety, sustainability, and mobility; and

Whereas, MoveSmart addresses Council's commitment to provide a transportation system that is safer, more efficient, and sustainable in support of the 2018-2022 Term of Council Service Excellence Strategic Plan; and

Whereas, an Automated Speed Enforcement Program (ASE) supports the City's commitment to advance and deliver on one of the road safety initiatives under MoveSmart; and

Whereas, while many programs and initiatives are being implemented through MoveSmart to address speeding in identified areas. ASE will be an additional innovative tool to supplement the new Council approved Speed Limit Policy to address excessive speeding on local roads; and

Whereas, ASE is an effective tool in ensuring road safety and compliance with regulated speed limits, by raising public awareness about the need to reduce speeds, and evidence and research indicate that other jurisdictions have effectively used ASE to reduce speeds on local roads, contributing to a safer road network for all road users; and

Whereas, a pilot program is to be initiated within the City of Vaughan, consisting of five mobile cameras to be rotated throughout all 5 Wards; and

Whereas, ASE will be positioned in established neighbourhood Community Safety Zones and Safer School Zone areas, prioritizing these sites based on speeding concerns, overall traffic volumes, collision history, and the presence of sidewalks or cycling facilities, schools, parks, community centres, and libraries; and

Whereas, ASE will be used in tandem with other innovative smart technologies to support the safe and efficient movement of travel for all road users on our local road network; and

Whereas, the implementation of the ASE program will be funded on a cost-recovery basis; and

Whereas, the City of Vaughan will use the ASE pilot program to educate and inform residents about the implications of speeding, as well as to collect data to assist with the processing and administrative requirements to implement the program long term; and

Whereas, the ASE program will assist York Regional Police in their capacity to combat excessive speeding and stunt driving across the City of Vaughan.

It is therefore recommended:

1. That the submission of the ASE pilot program be endorsed by Council; and
2. That a report be brought forward outlining the necessary agreements for the supply, installation, operation and maintenance of ASE, along with the administrative governance and funding requirements to implement and sustain the program.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 28, 2022

Item 20, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 28, 2022.

20. AMBER ALERT FOR VULNERABLE CHILDREN

The Committee of the Whole recommends that the recommendation contained in the confidential resolution of Councillor Carella, dated September 13, 2022, be approved.

Member's Resolution

Submitted by Councillor Tony Carella

Whereas, following the recent tragic death of Draven Graham, an 11 year old child on the autistic spectrum, after walking away from the family home; and

Whereas, the Amber Alert has been very effective in announcing to the public children who have been abducted; and,

Whereas, a similar alert program for those who have special needs who leave family custody would be seem to be warranted in the Province of Ontario.

It is therefore recommended:

That Council of the City of Vaughan request the Province of Ontario to develop and implement a community warning program similar to Amber Alert for those persons of special needs or circumstance who leave the care givers or locations and potentially put themselves at risk; and,

That copies of this resolution be forwarded to Premier Ford, the leaders of the Opposition parties in Ontario, all Vaughan MPs and MPPs, the Regional Municipality of York, the District School Boards in York Region, and York Regional Police Services to ask them to support the resolution.

MEMBER'S RESOLUTION

Committee of the Whole (1)

DATE: Tuesday, September 13, 2022

TITLE: AMBER ALERT FOR VULNERABLE CHILDREN

FROM:

Councillor Tony Carella

Whereas, following the recent tragic death of Draven Graham, an 11 year old child on the autistic spectrum, after walking away from the family home; and

Whereas, the Amber Alert has been very effective in announcing to the public children who have been abducted; and,

Whereas, a similar alert program for those who have special needs who leave family custody would be seem to be warranted in the Province of Ontario.

It is therefore recommended:

That Council of the City of Vaughan request the Province of Ontario to develop and implement a community warning program similar to Amber Alert for those persons of special needs or circumstance who leave the care givers or locations and potentially put themselves at risk; and,

That copies of this resolution be forwarded to Premier Ford, the leaders of the Opposition parties in Ontario, all Vaughan MPs and MPPs, the Regional Municipality of York, the District School Boards in York Region, and York Regional Police Services to ask them to support the resolution.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 28, 2022

Item 21, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 28, 2022.

21. NATIONAL FOREST WEEK PROCLAMATION

The Committee of the Whole recommends that the recommendation contained in the confidential resolution of Mayor Bevilacqua, dated September 13, 2022, be approved.

Member's Resolution

Submitted by Mayor Maurizio Bevilacqua

Whereas, governments across the country are protectors of Canada's natural landscape, as Canadian forests account for nine per cent of the world's forests; and,

Whereas, Canada's forests play a crucial role in maintaining healthy ecosystems, clean air and water, and wildlife habitat while being an essential aspect of climate change mitigation efforts; and,

Whereas, it is the goal of the City of Vaughan to foster a sustainable future, acting as a steward for the preservation of the natural environment and including principles of environmental protection into its social and economic initiatives; and

Whereas, the proposed "National Forest Week" proclamation is an annual one-week campaign with the theme of "Canada's Forests: Solutions for a Changing Climate" and will be celebrated across the community by individuals and organizations.

It is therefore recommended:

1. THAT the City of Vaughan proclaims the week of Sunday, Sept. 18 to Saturday, Sept. 24, 2022, "National Forest Week;" and,
2. THAT the proclamation be posted on the City of Vaughan's website; and,
3. THAT the Corporate and Strategic Communications department be directed to promote the proclamation on corporate communications channels; and,
4. That Council ratify these recommendations at the Council meeting of September 28, 2022.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 28, 2022

Item 21, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 28, 2022.

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Member's Resolution

Submitted by Mayor Maurizio Bevilacqua

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Whereas, Canada's forests play a crucial role in maintaining healthy ecosystems, clean air and water, and wildlife habitat while being an essential aspect of climate change mitigation efforts; and,

Whereas, it is the goal of the City of Vaughan to foster a sustainable future, acting as a steward for the preservation of the natural environment and including principles of environmental protection into its social and economic initiatives; and

Whereas, the proposed "National Forest Week" proclamation is an annual one-week campaign with the theme of "Canada's Forests: Solutions for a Changing Climate" and will be celebrated across the community by individuals and organizations.

It is therefore recommended:

1. THAT the City of Vaughan proclaims the week of Sunday, Sept. 18 to Saturday, Sept. 24, 2022, "National Forest Week;" and,
2. THAT the proclamation be posted on the City of Vaughan's website; and,
3. THAT the Corporate and Strategic Communications department be directed to promote the proclamation on corporate communications channels; and,
4. That Council ratify these recommendations at the Council meeting of September 28, 2022.

MEMBER'S RESOLUTION

Committee of the Whole (1)

DATE: Tuesday, September 13, 2022

TITLE: NATIONAL FOREST WEEK PROCLAMATION

FROM:

Mayor Maurizio Bevilacqua

Whereas, governments across the country are protectors of Canada's natural landscape, as Canadian forests account for nine per cent of the world's forests; and,

Whereas, Canada's forests play a crucial role in maintaining healthy ecosystems, clean air and water, and wildlife habitat while being an essential aspect of climate change mitigation efforts; and,

Whereas, it is the goal of the City of Vaughan to foster a sustainable future, acting as a steward for the preservation of the natural environment and including principles of environmental protection into its social and economic initiatives; and

Whereas, the proposed "National Forest Week" proclamation is an annual one-week campaign with the theme of "Canada's Forests: Solutions for a Changing Climate" and will be celebrated across the community by individuals and organizations.

It is therefore recommended:

1. THAT the City of Vaughan proclaims the week of Sunday, Sept. 18 to Saturday, Sept. 24, 2022, "National Forest Week;" and,
2. THAT the proclamation be posted on the City of Vaughan's website; and,
3. THAT the Corporate and Strategic Communications department be directed to promote the proclamation on corporate communications channels; and,
4. That Council ratify these recommendations at the Council meeting of September 28, 2022.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 28, 2022

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22. **CITY-WIDE COMPREHENSIVE ZONING BY-LAW 001-2021 ONTARIO
LAND TRIBUNAL APPEALS OLT CASE NO. OLT-22-002104 (APPEAL
NO. 002773) OLT CASE NO. OLT-22-003554 (APPEAL NO. 004792)
CONDOR PROPERTIES LTD. 10390 PINE VALLEY DRIVE**

**The Committee of the Whole recommendation was dealt with and
adopted without amendment at the Special Council Meeting of
September 13, 2022, under Minute No. 96.**

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 28, 2022

Item 23, Report No. 32, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on September 28, 2022, as follows:

By approving the recommendations contained in the resolution of Councillor Iafrate dated September 13, 2022, subject to the following:

1. ***That the resolution from Committee of the Whole(1) of September 13th, for Item #23, COMMUNICATING COMMUNITY EVENTS, be amended by adding the following recommendations:***
 - a. ***That the Corporate and Strategic Communications department use corporate social media channels to promote approved causes, events or commemorations of significance to the City of Vaughan and its citizens during the election blackout period only (Oct. 1-Oct. 24, 2022, inclusive);***
 - b. ***That the Requester of this support seeks approval through the Office of the City Clerk, and the City Clerk shall be responsible for receiving and processing these requests;***
 - c. ***That the types of causes, events or commemorations of significance to be approved align with section 2.1 of the Definitions section of the Proclamations Policy 03.C.10 and shall be approved by the City Clerk; which include the following:***
 - i. ***Arts, culture or heritage commemorations in the City of Vaughan;***
 - ii. ***Athletic achievements or celebrations;***
 - iii. ***Charitable and non-profit fundraising campaigns;***
 - iv. ***Public awareness campaigns;***
 - v. ***Civic commemorations or celebrations; and,***
 - vi. ***Special recognition for individual or organizational achievements.***

23. COMMUNICATING COMMUNITY EVENTS

The Committee of the Whole recommends approval of the recommendation contained in the following resolution of Councillor Iafrate, dated September 13, 2022.

Member's Resolution

Submitted by Councillor Marilyn Iafrate

Whereas, under the City of Vaughan's current policies governing the election period, Councillors cannot include information beyond what has been issued by Corporate Communications: and

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 28, 2022

Item 23, CW Report 32 – Page 2

Whereas, members of Council can no longer advertise upcoming events that are important to the local community including but not limited to special events hosted by non-profit groups registered with the City, safety advisories by York Regional Police and other agencies that may impact residents; and

Whereas, most of these local organizations rely on their local and regional councillors to help promote their events through their E-newsletters.

It is therefore recommended:

1. That Vaughan Council direct Corporate Communications to prepare the event information for Community Services Organizations (CSO) in a format that members of Council can use in their E-newsletters;
2. That this direction cease after Election Day, October 24, 2022; and,
3. That the action taken be ratified today.

MEMBER'S RESOLUTION

Committee of the Whole (1)

DATE: Tuesday, September 13, 2022

TITLE: COMMUNICATING COMMUNITY EVENTS

FROM:

Councillor Marilyn Iafrate

Whereas, under the City of Vaughan's current policies governing the election period, Councillors cannot include information beyond what has been issued by Corporate Communications: and

Whereas, members of Council can no longer advertise upcoming events that are important to the local community including but not limited to special events hosted by non-profit groups registered with the City, safety advisories by York Regional Police and other agencies that may impact residents; and

Whereas, most of these local organizations rely on their local and regional councillors to help promote their events through their E-newsletters.

It is therefore recommended:

1. That Vaughan Council direct Corporate Communications to prepare the event information for Community Services Organizations (CSO) in a format that members of Council can use in their E-newsletters;
2. That this direction cease after Election Day, October 24, 2022; and,
3. That the action taken be ratified today.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 28, 2022

Item 24, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 28, 2022.

24. PRESENTATION – ILLEGAL TRUCK YARD OPERATIONS ON FARMLAND

The Committee of the Whole recommends:

- 1. That the presentation by Mark Hopkins, Cold Creek Road, Kleinburg, and Communication C10, entitled “End Illegal Truck Yards”, dated September 13, 2022, be received and referred to staff to report back to the Committee of the Whole meeting of December 6, 2022; and**
- 2. That Communication C8 from Irene Ford, Resident, dated September 12, 2022, be received.**

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 28, 2022

Item 25, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 28, 2022.

25. PRESENTATION – USE OF E-BIKES, E-SCOOTERS & NON-ELECTRIC BIKES

Presenter did not attend meeting.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 28, 2022

Item 26, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 28, 2022.

26. PRESENTATION – DIABETES CANADA “LACE-UP” EVENT

The Committee of the Whole recommends that the presentation by Laura Malone, University Avenue, Toronto, and Communication C2, entitled “Lace Up to End Diabetes”, dated September 13, 2022, be received.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 28, 2022

Item 27, Report No. 32, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on September 28, 2022, as follows:

By approving the recommendation in accordance with Communication C16, memorandum from the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated September 28, 2022, as follows:

That the proposed resolution provided by the Women's Support Network of York Region presentation delivered to Committee of Whole on September 13th, 2022 be altered to the following:

Whereas, Women's Support Network of York Region has provided support and advocacy for survivors of recent or historical sexual violence, and prevention education in York Region since 1992;

And Whereas, the number of survivors needing access to crisis counselling and long-term counselling programs has increased since 1992;

And Whereas, ongoing underfunding of Women's Support Network of York Region has reduced the number of resources available to provide these services due to highly specialized skill requirements that are unmatched by low wages and benefits relative to other mental health funded positions;

And Whereas, the current COVID-19 pandemic has resulted in increased people in the community requiring the services of Women's Support Network of York Region;

And Whereas, sexual violence disproportionately impacts our community's most vulnerable members including women and girls, trans, and non-binary people, people with disabilities, and people who identify as Black, First Nations, Metis, Indigenous, racialized, and/or 2SLGBTQIA+1;

And Whereas, the Women's Support Network of York Region presented to Committee of the Whole on September 13, 2022 to request the City of Vaughan to endorse a resolution calling upon the Province of Ontario to provide increased and sustainable funding for community-based Sexual Assault Support Centres;

It is therefore recommended:

- 1. That City of Vaughan Council request the Province of Ontario to consider supporting increased and sustainable provincial funding for the Women's Support Network of York Region and other community-based sexual assault centres; and***
- 2. That the City Clerk forward a copy of this resolution to the Province and other municipalities within York Region; and***

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 28, 2022

Item 27, CW Report 32 – Page 2

By receiving Communications C6 from Katrina Fiore, The Women's Support Network of York Region, Stellar Drive, Newmarket, dated September 15, 2022.

27. PRESENTATION – THE WOMEN’S SUPPORT NETWORK OF YORK REGION

The Committee of the Whole recommends:

That the presentation by Lindsay Carbonero, Board Director, and Shannon Serraj, Program Manager, of the Women’s Support Network of York Region, Stellar Drive, Newmarket, and Communication C9, entitled “Request to the City of Vaughan to Endorse a Resolution for Increased and Sustainable Funding for Community-Based Sexual Assault Support Centres”, dated September 13, 2022, be received and referred to staff to report back to the Council meeting of September 28, 2022.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 28, 2022

Item 28, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 28, 2022.

28. OTHER MATTERS CONSIDERED BY THE COMMITTEE

28.1 CONSIDERATION OF STATUTORY/AD HOC COMMITTEE REPORTS

The Committee of the Whole recommends:

- 1) That the following Ad-Hoc Committee reports be received:
 1. Older Adult Task Force Meeting of June 27, 2022 (Report No. 6);
 2. VMC Sub-Committee Meeting of June 21, 2022 (Report No. 1); and
 3. Heritage Vaughan Committee Meeting of July 20, 2022 (Report No. 3)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 28, 2022

Item 29, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 28, 2022.

29. NEW BUSINESS: PARKING SPACES IN THE KLEINBURG-NASHVILLE-STEGMANS MILL AREA

The Committee of the Whole recommends:

That Infrastructure Delivery staff report back with an interim report to the Committee of the Whole meeting of December 12, 2022, with respect to the Kleinburg-Nashville-Stegman's Mill improvements as it relates to current and new parking spaces.

The foregoing matter was brought to the attention of the Committee by Councillor lafrate.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 28, 2022

Item 30, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 28, 2022.

**30. NEW BUSINESS – INVESTIGATION OF BUSINESS
 ESTABLISHMENTS FOR BY-LAW AND LICENSING COMPLIANCE**

The Committee of the Whole recommends:

That staff report back to the Committee of the Whole (Closed Session) meeting of September 20, 2022, with respect to the investigation of business establishments for licensing and compliance, implementation of a corporate policy and the City's enforcement authority.

The foregoing matter was brought to the attention of the Committee by Councillor DeFrancesca.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 28, 2022

Item 31, Report No. 32, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on September 28, 2022, as follows:

By approving the confidential recommendation of the September 28, 2022 Council (Closed Session).

31. NEW BUSINESS – CURRENT AND POTENTIAL DEVELOPMENT PROPOSALS ALONG ISLINGTON AVENUE BETWEEN LANGSTAFF ROAD AND WILLIS ROAD

The Committee of the Whole recommends:

That staff report back to a future Committee of the Whole meeting, regarding current and potential development proposals along Islington Avenue between Langstaff Road and Willis Road, and what extent of said development can be sustained by the corridor given inter alia the current width of the road and developments of any kind within one kilometer of the corridor and potential terms of reference for such a study and budget thereof, and how such a study can be facilitated by means of an interim control by-law.

The foregoing matter was brought to the attention of the Committee by Councillor Carella.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 28, 2022

Item 32, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 28, 2022.

32. NEW BUSINESS – ADDITIONAL INFORMATION ON THE APPLICATION OF THE INTERIM CONTROL BY-LAW

The Committee of the Whole recommends:

That staff report back to a future Committee of the Whole (Closed Session) to provide additional information on the various facets of the application of interim control by-laws.

The foregoing matter was brought to the attention of the Committee by Councillor Carella.