

COMMITTEE OF THE WHOLE (2) – DECEMBER 12, 2022**COMMUNICATIONS****Distributed December 9, 2022****Item No.**

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| C1. | Memorandum from the Deputy City Manager, Planning & Growth Management, dated December 7, 2022 | 2 |
| C2. | David Falletta, Partner, Bousfields Inc., Main Street East, Hamilton, dated December 9, 2022 | 2 |
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Distributed at meeting

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Please note there may be further Communications.



DATE: December 7, 2022

TO: Mayor and Members of Council

FROM: Haiqing Xu, Deputy City Manager, Planning and Growth Management

RE: **COMMUNICATION - Committee of the Whole (2), December 12, 2022**

ITEM #2

**PROPOSED AMENDMENT TO VAUGHAN OFFICIAL PLAN 2010,
VOLUME 1, POLICY 10.1.3 AND BY-LAW 278-2009 AS AMENDED IN
RESPONSE TO BILL 109 (MORE HOMES FOR EVERYONE ACT, 2022)
FILE 25.7**

Recommendation

1. THAT Item #2, to the Committee of the Whole (2) of December 12, 2022 be deferred to a future Committee of the Whole meeting in early 2023 to allow for further review and discussions with other municipalities.

Background

Bill 109, *More Homes For Everyone Act, 2022*, introduced several legislative changes to the Planning Act, including the provision for the gradual refund of zoning by-law amendment and site plan application fees if a decision or approval on them is not made within specific statutory timelines. These provisions will come into effect on January 1, 2023.

In response to Bill 109, staff prepared Item #2 on the December 12, 2022 Committee of the Whole (2) agenda with the objective of updating the City's Vaughan Official Plan 2010 policy 10.1.3 with respect to pre-application consultations and complete applications requirements and to update the City's Pre-Application Consultation (PAC) By-law 278-2009 as amended, prior to January 1, 2023 when the refund provisions come into effect.

City staff are in receipt of correspondence between the Minister of Municipal Affairs and Housing and the Association of Municipalities of Ontario dated November 30, 2022 (found at **Attachment 1**) in which the Minister addresses the planning application refund requirements of Bill 109, and states that new legislation will be introduced with the objective of delaying its implementation:

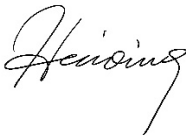
“Furthermore, as good partners and in recognition of most municipalities making best efforts to accelerate the issuance of housing permits and approvals to meet and exceed their pledge targets, the government will introduce legislation that, if passed, would delay the implementation of development application refund requirements set out in Bill 109 by six months, from January 1, 2023 to July 1, 2023.”

The Province’s commitment to introducing new legislation that would delay the development application refund requirements by six months will result in the City having more time to review its policies and by-law, consult with other municipalities on their preferred approaches, and to bring a report to Council to implement new measures.

City staff are engaging with other York Region municipalities to discuss their proposed pre-application process changes in an effort to potentially align with them.

Given the Province’s communication and the likelihood of a delay in the development application refund provisions coming into force, staff recommend that this matter be deferred for further consultation and review, and be brought before the Committee of the Whole in early 2023.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Haiqing Xu', with a stylized, cursive script.

Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Attachment 1: Letter from Steve Clark, Minister of Municipal Affairs and Housing to Colin Best, President, Association of Municipalities of Ontario, dated November 30, 2022

**Ministry of
Municipal Affairs
and Housing**

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel.: 416 585-7000

**Ministère des
Affaires municipales
et du Logement**

Bureau du ministre

777, rue Bay, 17^e étage
Toronto (Ontario) M7A 2J3
Tél. : 416 585-7000



234-2022-5420

November 30, 2022

Colin Best
President
Association of Municipalities of Ontario
amopresident@amo.on.ca

Dear Colin Best:

I am writing to you today in the spirit of the long-standing partnership between Ontario and the Association of Municipalities of Ontario.

Since the day our government took office, we have been steadfast in our support and empowerment of our municipal partners. Working together, Ontario has provided tens of billions of dollars in new funding to support municipal services and build critical infrastructure, spurring job creation and creating the conditions for long-term economic growth.

During the COVID-19 pandemic, governments rightly put politics aside to work together as a unified team. That is why our government, in partnership with the federal government, was proud to provide over \$4 billion to Ontario's municipalities through the Safe Restart Agreement to address pandemic-related pressures, including for public transit, shelters and other operating costs. In fact, this funding provided one of the largest investments the province has ever made in the housing and homelessness sector.

I am writing today to address municipal feedback regarding Bill 23, the *More Homes Built Faster Act*. In particular, I would like to address the suggested impact the legislation could have on the ability of municipalities to fund infrastructure and services that enable housing.

The central intention of Bill 23 is to build more homes that are attainable for our growing population by discounting and exempting municipal fees and taxes for affordable, non-profit and purpose-built rental housing, and new homebuyers who otherwise face these significant costs. For example, municipal fees and taxes currently add an average of \$116,900 to the cost of a single-family home in the Greater Toronto Area before a single shovel is in the ground. That's the size of a down payment for many families, and puts the dream of homeownership out of reach for thousands of Ontarians.

I know that you and your membership share our goal of building communities that are welcoming to all residents, including new Canadians – towns and cities where everyone can have a place to call home and the dream of home ownership is kept alive. That is why our decision to rein in unsustainable and out-of-control municipal fees on new homebuyers is the right thing to do, and that is why our position on Bill 23 will not waver.

At the same time, it is critical that municipalities are able to fund and contract road, water, sewer, and other housing enabling infrastructure and services that our growing communities need. There should be no funding shortfall for housing enabling infrastructure as a result of Bill 23, provided municipalities achieve and exceed their housing pledge levels and growth targets. That's why we are taking immediate action to launch a third-party audit of select municipalities to get a factual understanding of their finances, including their reserve funds and development charge administration. Together, we can use this process to get the facts, make improvements, and better serve taxpayers by exploring alternative tools for growth to appropriately pay for growth rather than continuing to raise development fees on new homebuyers.

As we undertake this work together, we are committing to ensuring municipalities are kept whole for any impact to their ability to fund housing enabling infrastructure because of Bill 23.

Furthermore, as good partners and in recognition of most municipalities making best efforts to accelerate the issuance of housing permits and approvals to meet and exceed their pledge targets, the government will introduce legislation that, if passed, would delay the implementation of development application refund requirements set out in Bill 109 by six months, from January 1, 2023 to July 1, 2023.

The federal government shares our objective of building 1.5 million homes in Ontario over the next 10 years, particularly at a time when it has set ambitious new targets for immigration. The majority of these newcomers will be welcomed to Ontario in search of jobs and opportunity. To this end, the province looks forward to working with our municipal partners to ensure we receive a proportional share of the federal government's new \$4 billion national Housing Accelerator Fund. We also expect that all municipalities will make an application to the federal Housing Accelerator Fund for funding that will support housing enabling infrastructure and relieve municipal charges levied on new homebuyers.

Together, we will ensure we can achieve our shared goal of building desperately needed homes. A strong partnership between the Province of Ontario and municipalities is critical if we are to solve our housing supply crisis – and we look forward to continuing our work together.

Sincerely,



Steve Clark
Minister

- c. The Honourable Doug Ford, Premier of Ontario
- The Honourable Chrystia Freeland
Deputy Prime Minister and Minister of Finance
- The Honourable Peter Bethlenfalvy, Minister of Finance
- The Honourable Caroline Mulroney, Minister of Transportation
- The Honourable Kinga Surma, Minister of Infrastructure
- The Honourable Prabmeet Sarkaria, President of the Treasury Board
- Brian Rosborough, Executive Director, AMO



BOUSFIELDS INC.

Project No. 18189

December 9, 2022

Sent via e-mail to: clerks@vaughan.ca

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

Dear Chair and Members of the Committee of the Whole,

**Re: *Committee of the Whole Meeting on December 12, 2022*
 Item 6.2 – Proposed Amendment to Vaughan Official Plan 2010,
 Volume 1, Policy 10.1.3 and By-law 278-2009, as Amended, in Response
 *to Bill 109 (More Homes for Everyone, 2022) File 25.7***

We are the planning consultants to the Block 27 Landowners' Group (the "**LOG**") with respect to the 400-hectare tract of land bounded by Keele Street, Teston Road, Jane Street and Kirby Road.

On November 17, 2022, Bousfields Inc. submitted a letter, attached hereto as **Attachment A**, to the City of Vaughan's Planning Department (the "**Letter**"). The Letter provided our opinion with respect to the City's proposed changes to its Complete application submission requirements, as outlined in the statutory public meeting held on September 13, 2022. We are concerned that our comments have not been captured in the Staff Report or addressed in the recommended Official Plan Amendment (the "**Draft OPA**"), attached to the Staff Report.

Though many of the concerns in the Letter remain unaddressed, we wish to highlight that the proposed policies regarding Block Plans are particularly challenging and of paramount concern. The remainder of this letter provides further detail on the Block Plan issue.

1. Requirement for an approved Block Plan to form part of a complete application

Policy 10.1.3.14 in the Draft OPA states that if development applications are subject to a Block Plan, an approved Block Plan shall also be a component of a complete application. A Council-approved Block Plan would need to be in place prior to the submission of a draft plan of subdivision, rezoning, or other development applications.

In our opinion, this policy should be deleted. The reasons for deletion include:

The Block Plan process is not a statutory process, and therefore has no associated approval timelines or right of appeal. Accordingly, there would be no mechanism to ensure that a Block Plan is processed in a timely fashion. That outcome directly conflicts with the intent of Bill 109, which seeks to accelerate approval timelines, allowing more homes to be built, faster.

Potential delays to application filing timelines run contrary to the intention of the recently passed legislation in Bills 108 and 23, which “freeze” development charges and parkland dedication rates as on the date certain applications are made. The intent of those “freezes” is to make development costs more predictable and homes more affordable. The Draft OPA could delay rezoning and site plan application filings, leading to the risks of: land valuation increases (increasing parkland fees), and, increased development charges due to indexing adjustments and new by-law enactment.

Historically, it has been common for the Block Plan to be revised while subdivision (and other) applications are being processed concurrently. Block Plans therefore evolve over time as their implementation progresses. This is reflected in the City of Vaughan’s Official Plan Policy 10.1.1.25, which states:

Where Council has not approved a Block Plan, a proposed plan of subdivision may be draft approved or other development approval granted once the proponent has completed all work required to formulate a Block Plan in accordance with and in conformity to the provisions of this Plan. The proposed plan of subdivision or other development approval application may be evaluated in the context of the proposed Block Plan.

Policy 10.1.1.25 provides flexibility by allowing the processing and approval of Block Plans and other development applications to happen concurrently. In our opinion, Draft Policy 10.1.3.14 directly conflicts with Policy 10.1.1.25.

We also note that the Block Plan application for Block 27 was filed by the LOG on August 24, 2022, prior to the changes proposed in the Draft OPA. It is our opinion that

our Block Plan process should not get caught up in a new process that results in unpredictable approval timelines. As Council and Planning Staff are aware, the LOG has entered into a Servicing Agreement with the Region whereby the LOG front-funded approximately \$156 million to advance servicing in order to support housing construction in early 2025. If the filing of development applications is stalled until the Block Plan is approved, it will be impossible for the Block 27 lands to utilize the services that will be available in 2025.

Lastly, it is our understanding that the Province is proposing to introduce legislation to delay the effective date of the application fee refund provisions of Bill 109 from January 1, 2023 to July 1, 2023. Accordingly, we request that Agenda Item 6.2 of the Committee of the Whole Meeting of **Monday December 12, 2022** be deferred in its entirety to allow all stakeholders the opportunity to better understand the implications of Bill 109 and any forthcoming legislation.

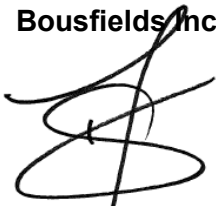
Recommendation:

In addition to our comments made in the Letter we respectfully request that Policy 10.1.3.14 of the Draft OPA be **deleted** in its entirety and that Agenda Item 6.2, of the December 12, 2022 Committee of the Whole, be **deferred** in its entirety.

Thank you for the opportunity to provide input into this important policy change. Should you require additional information or clarification, please contact the undersigned at 416-418-5422 or via e-mail at dfalletta@bousfields.ca.

Respectfully Submitted,

Bousfields Inc.



David Falletta, MCIP, RPP

AW/df:jobs

c.c. M. Ghassan, Delta Urban Inc., via e-mail

Attachment A - the Letter



BOUSFIELDS INC.

Project No. 18189

November 17, 2022

SENT VIA E-MAIL

Christina Bruce, Director of Policy Planning & Special Programs

-and-

Nancy Tuckett, Director of Development Planning
City of Vaughan - City Hall
Level 200
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Christina and Nancy,

**Re: VOP – Pre-consultation and Complete Application Submission
Requirements, Chapter 10.1.3, City File No. 25.7**

We are the planning consultants to the Block 27 Landowners' Group with respect to the 400 hectare tract of land bounded by Keele Street, Teston Road, Jane Street and Kirby Road. We have reviewed the City's proposed changes to its Complete application submission requirements, as outlined in the Staff Report for File No. 25.7 and detailed in the Draft Official Plan Amendment (the "**Draft OPA**"), and we are providing the following comments:

1. Front-ending the process

The Draft OPA seeks to push most of the application processing prior to the submission of a formal application. It appears, this will allow the City to process development applications in the legislated timelines.

In our opinion, this could be beneficial as it would mean quicker development application processing times. However, the Draft OPA does not set any pre-application processing times. For example, the Draft OPA requires pre-application community meetings, DRP meetings, delineation of environmental features, etc., but does not apply timelines for these elements.

Recommendation:

We recommend that the Draft OPA be revised to include timelines related to the pre-application submission process, which will ensure the pre-application phase does not drag on and frustrate development. In this regard, we recommend the following revisions:

- **New Policy be added to require the City to host a pre-consultation within 14 days of the submission of a pre-application consultation meeting request and the City will issue a Pre-Application Consultation Understanding form within 21 days of a pre-application consultation meeting.**
- **That Draft Policy 10.1.3.4 be revised as follows:** The City and/or external review agencies may issue terms of reference or other guidance documents to establish the technical standards and format for any required information, reports, studies, and materials through the pre-application consultation process. In the absence of written terms of reference and guidance documents, applicants will rely on the instructions provided by the City and review agencies at the pre-application consultation meeting in the preparation of their development application(s). Applicants may be required to prepare a terms of reference for any information, reports, studies, and materials that are identified as being required through the pre-application consultation process to the satisfaction of the City and/or review agencies prior to the submission of a development application(s). **The City and/or review agencies shall be required to confirm the terms of reference for all the information, reports, studies, and materials identified as being required to accompany an application within the Pre-Application Consultation Understanding Form.**
- **New Policy 10.1.3.10 I. – The City and/or review agencies shall provide any required background information required to complete the required information, materials and studies identified in the Pre-Application Consultation Understanding Form and Policy 10.1.3.10, including the delineation of environmental development limits and preliminary zoning review. This information is to be provided within within the Pre-Application Consultation Understanding Form.**
- **That Draft Policy 10.1.3.1 be revised as followings:** A pre-application consultation meeting with the City will be held prior to the submission of development applications for Official Plan Amendments, Zoning By-law Amendments, ~~Consents~~, Draft Plans of Subdivision, Draft Plans of Condominium and Site Plan Approval.

2. Pre-Application Public Consultation

Draft Policy 10.1.3.10 a. requires that pre-application public consultation occur for certain applications, however, it does not outline the timelines associated with the consultation meeting. In our opinion, draft policy 10.1.3.10 a. should be revised to clearly state that any pre-application public consultation should be driven by the applicant.

Recommendation: We recommend that Draft Policy 10.1.3.10 a. be revised as follows:

a. Demonstration of Pre-Application Public Consultation:

*There will be cases where an application(s) will benefit from **an applicant led** pre-application public consultation, which can inform the preparation of the submission material, resolve contentious issues and minimize the need for further consultation within the time-sensitive processing period for development applications. When the City determines pre-application public consultation is required, the development application will include a Public Consultation Summary Report, which will include:*

- i. the date, time and location of the meeting;*
- ii. the public notification protocol;*
- iii. the representatives of the applicant in attendance;*
- iv. the number of people in attendance, including the sign-in sheet;*
- v. a copy of the applicant's presentation material(s);*
- vi. meeting notes identifying the issues that were raised and discussed, and the responses from the applicant's representatives; and,*
- vii. any commitments to undertake further work to address the issues. The City may provide further articulation on the pre-application public consultation process in the form of a guideline and/or standard reporting format.*

*The City will provide the required circulation notice list as part of the **Pre-Application Consultation Understanding Form**.*

The applicant shall notify the neighbourhood residents of the meeting at least 2 weeks prior to the meeting and be required to invite City Planning Staff and the Ward Councillor.

Draft Policies 10.1.3.10.h.xvii and xxi authorizes the City to require a Record of Site Condition and Water and Wastewater Servicing Plans to deem an application complete. A Record of Site Condition, if required, is considered applicable law and required to be filed prior to the issuance of any building permit. A Water and Wastewater Servicing Plan is typically completed at the detailed design phase of development and is not required at the application submission stage for staff to assess the appropriateness of a development.

Recommendation: Remove Draft Policies 10.1.3.10.h.xvii and xxi.

Recommendation: Revise Draft Policy 10.1.3.10.j xv. to: “any other plans, information, reports, studies and/or materials the City and/or external review agency deems necessary to properly review and evaluate the development proposal, **as identified in the signed Pre-Application Consultation Understanding Form.**”

3. Non-Statutory Approvals

Draft Policy 10.1.3.13 states that the City may require a pre-application consultation process for Block Plan approvals or other non-statutory comprehensive planning measures.

Recommendation: In our opinion, Draft Policy 10.1.3.13 should be deleted, since non-statutory approvals, such as Block Plans, do not have legislated timelines or requirements. The City’s current protocols for Block Plans should continue to apply and not be subject to the proposed updated pre-consultation process.

4. Restriction to filing a ZBA and Site Plan

Draft Policy 10.1.3.8 states that where an OPA and ZBA applications are submitted, an application for a ZBA shall not be deemed complete until the OPA is approved and in full force and effect. Similarly, where a Site Plan application is submitted, it shall not be deemed complete until a ZBA or minor variance application is approved and in full force and effect.

Recommendation: In our opinion Draft Policy 10.1.3.8 should be deleted, since it removes legislative permissions enabled by the Planning Act. In our opinion, the Planning Act does not restrict ZBA applications to only applications that conform to the Official Plan and, as such, the City of Vaughan’s Official Plan should not remove this legislative permission. Furthermore, in our experience an OPA may be required to modify one policy or technical element of the Official Plan, such as height or density, which is an item and/or performance standard

that is carried forward and reviewed as part of a rezoning application. In our opinion, the proposed policy conflicts with the intent of Bill 109, which is to make the development application process more efficient.

Thank you for the opportunity to provide input into this important policy change. Should you require additional information or wish to meet to discuss this further, please contact the undersigned at 416-418-5422 or via e-mail at dfalletta@bousfields.ca.

Respectfully Submitted,

Bousfields Inc.



David Falletta, MCIP, RPP

/DF:jobs

c.c. M. Ghassan, Delta Urban Inc., via e-mail

FROM: Kleinburg BIA

RE: Committee of the Whole Report Item #4

“Parking Spaces in Kleinburg Village”

DATE: Monday, December 12, 2022

Friday, December 9, 2022

TO: Mayor Del Duca and Members of Vaughan Council;

The issue of parking in the village core is critical to businesses, residents and the Kleinburg BIA. This is acknowledged by the consultants and city staff that have undertaken the parking study. Although the Kleinburg BIA supports the construction of the parking lot north of John St., the loss of 24 parking spaces, as noted in the Staff Report to Committee of the Whole today, cannot be supported as we have not seen the detailed design of the lay-by parking, nor was the loss of this many parking spaces accounted for in the Parking Strategy Analysis. A meeting with the BIA was supposed to happen as part of the consultation process after members of the BIA Board walked the village core with staff and the consultant. It has not occurred to date.

As such, the Kleinburg BIA requests a deferral of this item until city staff and the consultant meets with the BIA to discuss the detailed design of the parking and to determine if the loss of parking can be reduced or eliminated.

Sincerely,

Cinzia Recine, Kleinburg BIA Chair



Committee of the Whole (2)

December 12, 2022

RE:

Item 4 - PARKING SPACES IN KLEINBURG VILLAGE

The Office of the City Clerk has received a petition from Cinciz Recine, Kleinburg BIA Chair, on behalf of residents and Kleinburg-community visitors.

The total number of signatures on the petition is: 471

Their concerns are outlined as follows:

Support of maintaining the existing parking spots in the Kleinburg Village core.

A copy of the entire petition document containing a total of 15 pages is on file in the Office of the City Clerk.

December 9, 2022

Haiqing Xu
Deputy City Manager
Planning and Growth Management
Vaughan City Hall, Level 200
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Mr. Xu,

**Re: Proposed Amendment to Vaughan Official Plan Section 10.1.3 and By-Law 278-2009
File 25.7
Draft Official Plan Amendment No. 93**

Urban Strategies Inc., are the land use planners for RioCan REIT (“**RioCan**”) with respect to their lands at 7501-7621 Weston Road, also known as the Colossus Centre, a 25-hectare site south and east of Highway 7 and Weston Road (the “**Colossus Centre Site**”).

The Colossus Centre Site is within a Primary Centre, one of Vaughan’s Intensification Areas, and is currently the subject of active official plan amendment applications (OP.22.002 and OP.22.005). RioCan plans to bring forward future Zoning By-law Amendment, Site Plan, and Plan of Subdivision applications for the Colossus Centre Site as part of their long-term vision to urbanize and transform this location into a complete community in accordance with Provincial and Regional policy direction and in line with the City’s goals for Primary Centers to become mixed-use, transit-oriented, pedestrian-friendly places.

Council is being asked to approve changes to the Vaughan Official Plan’s pre-consultation and complete application submission requirements further to proposed Official Plan Amendment No. 93 (“**OPA 93**”). Although we support improvements to the City’s development application process that will result in clearly a defined, logical and efficient process that is supported by the statutory provisions of the *Planning Act*, we have concerns with the proposed policies of OPA 93 including but not limited to policies 10.1.3.2, 10.1.3.4, 10.1.3.5, 10.1.3.6, 10.1.3.9 and 10.1.3.13 as follows:

Policy 10.1.3.2 indicates that policy conformity issues may be identified in the pre-application consultation and that the applicant will need to address these issues to ensure a complete application. Policy conformity should be discussed through an application review and should not be pre-requisite for an application. Further, the potential requirement for a Design Review Panel meeting and pre-application public meeting are not, in our opinion, included in an appropriate interpretation of the prescribed “information and material” contemplated in the *Planning Act* that may be required for a complete application to amend the land use planning framework for a property.

Policy 10.1.3.4 outlines an open-ended requirement for any information, reports and studies to be identified through the pre-application consultation meeting. This policy creates uncertainty around what the specific requirements are during the pre-application stage and is not sufficiently clear.

Further it does not meet an appropriate interpretation of the prescribed “information and material” contemplated in the *Planning Act* and results in a lack of certainty and consistency around what constitutes a complete application.

Policy 10.1.3.5, along with 10.1.3.1.13 suggests that peer reviewed studies may be part of a pre-application submission and appears to require that such a peer review be completed before an application is deemed complete. The need for a peer review should be determined through the development application review process, not before it.

Policy 10.1.3.6 includes a requirement for an application to confirm zoning compliance. This requirement appears illogical when the purpose of an application may be to seek a change to official plan and zoning permissions and therefore cannot by its very nature demonstrate zoning compliance.

Policy 10.1.3.9 would have the effect of eliminating the concurrent processing of Site Plan, Zoning By-law and Official Plan Amendments. Combining the processing of applications allows for comprehensive consideration of issues related to the same facts, contexts and policy frameworks. Consecutive processing of applications will create an inefficient process that will require greater amounts of staff and applicant time and resources, which would prolong the development approvals process. In addition, the prevention of concurrent applications is not consistent with the statutory process for amendments outlined in the *Planning Act*.

While we appreciate the need to consider changes to the development planning application process to address the Bill 109 timelines, the proposed approach in OPA 93 would create a circuitous process with greater amounts of uncertainty which may result in further delays to the delivery of housing and the realization of Provincial, Regional and City planning goals. We encourage Council to direct staff to explore an alternative solution that may address the City’s objectives while also enabling a logical, clear and efficient development application process.

Sincerely,

URBAN STRATEGIES INC.



Leigh McGrath, RPP, MCIP
Partner



Don Given
905 513 0170 x109
dgiven@mgp.ca

December 9, 2022

MGP File: 11-2003

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

via email: clerks@vaughan.ca

Dear Mayor Del Duca and Members of Council:

**RE: Pre-Consultation and Complete Application Submission Requirements Official
Plan Amendment
Comments from Block 41 Landowners Group**

Malone Given Parsons Ltd. ("MGP") is the Planning Consultant for the Block 41 Landowners Group, who own approximately 297 gross hectares of land within the City of Vaughan. Block 41 is one of two New Community Areas intended to accommodate growth up to the 2031 planning horizon in the City of Vaughan.

On behalf of the Block 41 Landowners Group ("LOG"), we have reviewed the Amendment to the Vaughan Official Plan 2010, Volume 1 "Pre-Consultation and Complete Application Submission Requirements" Committee of the Whole (Public Meeting) Report, dated September 13, 2022.

It is recognized that the proposed requirements are in response to new Provincial legislation that incentivizes the City to implement a streamlined development application review process. **However, since the staff report was prepared, in a letter dated November 30, 2022 (Attachment 1), the Minister of Municipal Affairs and Housing has noted that the implementation of development refund requirements will be delayed by six months, from January 1, 2023 to July 1, 2023. The deferral of this implementation allows Council additional time to consider the proposed Official Plan Amendment ("OPA") and further engage with concerned stakeholders. Therefore, we ask that Council not approve the proposed OPA at this time. We understand that other municipalities such as the City of Pickering have taken a similar approach.**

The balance of this letter outlines our concern that the proposed OPA to the Vaughan Official Plan 2010 ("VOP 2010") has an unintended consequence of lengthening the Pre-application Consultation ("PAC") process prior to the commencement of complete application timelines and increases the timeline for development application approvals overall within the City of Vaughan. In our opinion, the OPA is contrary to the intent of Bill 109, the More Homes for Everyone Act, 2022, which supported expedited approvals to build homes faster.

Increased Complete Application Requirements

The OPA proposes several steps that are required prior to a complete application determination. This includes:

- Pre-Application Public Consultation Meeting and Report
- Design Review Panel Meeting
- Preliminary Zoning Review
- GIS Conformity Letter
- Delineation of Environmental Development Limits

Public consultation is typically undertaken after development applications are submitted, when the supporting studies and analysis have been completed. This allows for meaningful dialogue between the applicants and residents to discuss the proposed development. Public comments are then considered as part of a revised submission, along with more technical comments received from City and Regional departments, conservation authority, and external agencies. If required, a **Pre-Application Public Consultation Meeting** will now be undertaken prior to the application submission, which results in residents commenting on development proposals that have not been formalized and any discussions may be premature as more technical review has not been completed. The documentation of this meeting through a report potentially provides an inaccurate picture of the proposal. If required, it is preferred that the Pre-Application Public Consultation Meeting be led by the applicant to avoid delays. Further, the Ward Councillor and Planning Staff should be required to attend to represent the City.

Similarly, if required, a **Design Review Panel** meeting will now be undertaken prior to the application submission. This procedure will also expend time and resources for the Design Review Panel members to review a development proposal that has not been formalized and may be at a more preliminary stage.

The OPA requires the confirmation of a **preliminary zoning review** as part of the initial submission. The timing and process for obtaining a preliminary zoning review is currently unclear. We are concerned this requirement has the potential to extend the timeline prior to making a formal development application submission. If this is a requirement for the initial submission, we would recommend that Staff should provide the preliminary zoning review together with the PAC Understanding Checklist. Further, not every application will warrant a preliminary zoning review; however, the proposed policy does not allow for flexibility to exclude this process.

In the same vein, digital files for Draft Plan of Subdivision, Draft Plan of Condominium, Site Plan, and Landscape Plan are currently subject to pre-submission review by the GIS section of the Development Planning Department. We recognize that with the current volume of applications the GIS section is already constrained by their available staff; however, it remains a fact that the expected timeline to obtain a **GIS Conformity Letter** is also unclear. Therefore, this requirement also has the potential to extend the timeline prior to making a formal development application submission.

Lastly, the OPA proposes to require **environmental development limits** to be delineated as part of a complete application. This includes the establishment of the precise limits of the feature including required vegetation protection zones, to the satisfaction of the City and Toronto and Region Conservation Authority (“TRCA”). While feature limits are often delineated and included as part of related environmental studies that support development applications, this requirement does not provide flexibility for cases where the scale or scope of the project may not warrant pre-agreement of the feature limit. In our opinion, there should continue to be latitude to stake and finalize the environmental development limit as part of the development application review, to the satisfaction of the City and TRCA.

The timing of the above-mentioned items is a concern for landowners. There may be challenges in achieving all of these required items prior to the expiration of the PAC Understanding. Currently, a PAC Understanding is valid for 180 days from the date of the PAC meeting, with opportunity to extend the deadline to up to 1 year from the PAC meeting. The incorporation of these items prior to application submission may partially streamline an application that is eventually deemed complete. However, the timeline to reach a complete application is well extended in turn.

Inefficient Development Approvals Process

The OPA further proposes restrictions on the timing of applications. In particular, the OPA restricts OPA and Zoning By-law Amendment (“ZBA”) applications from being considered in tandem, as well as ZBA applications with Site Plan applications.

The rationale for separating the OPA and ZBA processes is unclear; however, the landowners expect a significant extension in process timeline as a result. An OPA and ZBA process run concurrently enables a streamlined consultation process, as the OPA and ZBA ultimately facilitate a single development proposal, at a similar level of detail. In our experience, depending on complexity, concurrent OPA and ZBA applications can take three to six months to prepare for submission and six months to a year for approval, once a complete application is received. This timeline will essentially be doubled if OPAs are to be approved and in full force and effect prior to the City processing a ZBA application. This requirement is further complicated if the application is appealed to the Ontario Land Tribunal (“OLT”), as the approval process is further extended and progress cannot be made to prepare the ZBA, which is ultimately establishes the standards of development within the City.

Similarly, the OPA will restrict a Site Plan application from being processed in tandem with a related ZBA or minor variance application. In our opinion, this eliminates the ability to coordinate the ZBA with the detailed Site Plan, risking the chance that the ZBA review may have missed addressing minor standards that are required to be amended. To add to this, the Planning Act includes a two-year moratorium on applying for minor variance to a site-specific ZBA. We also note that minor variances are also typically determined through the Site Plan application review; therefore, minor variances can not be in full force and effect if the Site Plan application has not yet been submitted for review. This strategy moves away from an efficient approvals process and extends the timeline for approval of Site Plan applications.

We also note that the City may require a PAC for Block Plans and other non-statutory comprehensive planning measures. While Block 41 is currently going through the Block Plan process, the landowners are concerned that this direction unnecessarily increases approval timelines for non-statutory measures that are not affected by the new Provincial legislation. Further, there is apprehension that a PAC requirement for these planning measures may then preclude subsequent statutory development applications from being submitted or deemed complete.

To help mitigate delays prior to being able to submit a development application, the landowners also ask that the City prescribe a timeline for Staff to host a PAC meeting (e.g. two weeks from the date of a PAC request), as well as a timeline for Staff to issue the PAC Understanding (e.g. 21 days from the PAC meeting).

The landowners are overall concerned with not only the increased complete application requirements, but the creating an inefficient and extended approvals process due to the increased restrictions implemented by the proposed OPA. The barriers have the effect of delaying the construction of much needed housing development in the City of Vaughan, and increasing associated application costs.

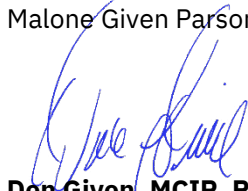
Conclusion

As noted, the Minister of Municipal Affairs and Housing intends to defer the implementation of development application refund requirements to July 1, 2023. Therefore, we ask that Council similarly defer approval of the proposed OPA and continue to engage with concerned stakeholders, which is an approach that other municipalities have considered.

We thank you for the opportunity to provide input on the proposed Pre-Consultation and Complete Application Submission Requirements and look forward to continuing to engage with Staff through further discussions. Should you have any questions or wish to discuss our comments, please do not hesitate to contact me at 905.513.0170

Yours very truly,

Malone Given Parsons Ltd.



Don Given, MCIP, RPP
Founder

Att 1 Ministry of Municipal Affairs and Housing Letter, dated November 30, 2022

*cc Block 41 Landowners Group
Haiqing Xu, City of Vaughan
Fausto Filipetto, City of Vaughan*



234-2022-5420

November 30, 2022

Colin Best
President
Association of Municipalities of Ontario
amopresident@amo.on.ca

Dear Colin Best:

I am writing to you today in the spirit of the long-standing partnership between Ontario and the Association of Municipalities of Ontario.

Since the day our government took office, we have been steadfast in our support and empowerment of our municipal partners. Working together, Ontario has provided tens of billions of dollars in new funding to support municipal services and build critical infrastructure, spurring job creation and creating the conditions for long-term economic growth.

During the COVID-19 pandemic, governments rightly put politics aside to work together as a unified team. That is why our government, in partnership with the federal government, was proud to provide over \$4 billion to Ontario's municipalities through the Safe Restart Agreement to address pandemic-related pressures, including for public transit, shelters and other operating costs. In fact, this funding provided one of the largest investments the province has ever made in the housing and homelessness sector.

I am writing today to address municipal feedback regarding Bill 23, the *More Homes Built Faster Act*. In particular, I would like to address the suggested impact the legislation could have on the ability of municipalities to fund infrastructure and services that enable housing.

The central intention of Bill 23 is to build more homes that are attainable for our growing population by discounting and exempting municipal fees and taxes for affordable, non-profit and purpose-built rental housing, and new homebuyers who otherwise face these significant costs. For example, municipal fees and taxes currently add an average of \$116,900 to the cost of a single-family home in the Greater Toronto Area before a single shovel is in the ground. That's the size of a down payment for many families, and puts the dream of homeownership out of reach for thousands of Ontarians.

I know that you and your membership share our goal of building communities that are welcoming to all residents, including new Canadians – towns and cities where everyone can have a place to call home and the dream of home ownership is kept alive. That is why our decision to rein in unsustainable and out-of-control municipal fees on new homebuyers is the right thing to do, and that is why our position on Bill 23 will not waver.

At the same time, it is critical that municipalities are able to fund and contract road, water, sewer, and other housing enabling infrastructure and services that our growing communities need. There should be no funding shortfall for housing enabling infrastructure as a result of Bill 23, provided municipalities achieve and exceed their housing pledge levels and growth targets. That's why we are taking immediate action to launch a third-party audit of select municipalities to get a factual understanding of their finances, including their reserve funds and development charge administration. Together, we can use this process to get the facts, make improvements, and better serve taxpayers by exploring alternative tools for growth to appropriately pay for growth rather than continuing to raise development fees on new homebuyers.

As we undertake this work together, we are committing to ensuring municipalities are kept whole for any impact to their ability to fund housing enabling infrastructure because of Bill 23.

Furthermore, as good partners and in recognition of most municipalities making best efforts to accelerate the issuance of housing permits and approvals to meet and exceed their pledge targets, the government will introduce legislation that, if passed, would delay the implementation of development application refund requirements set out in Bill 109 by six months, from January 1, 2023 to July 1, 2023.

The federal government shares our objective of building 1.5 million homes in Ontario over the next 10 years, particularly at a time when it has set ambitious new targets for immigration. The majority of these newcomers will be welcomed to Ontario in search of jobs and opportunity. To this end, the province looks forward to working with our municipal partners to ensure we receive a proportional share of the federal government's new \$4 billion national Housing Accelerator Fund. We also expect that all municipalities will make an application to the federal Housing Accelerator Fund for funding that will support housing enabling infrastructure and relieve municipal charges levied on new homebuyers.

Together, we will ensure we can achieve our shared goal of building desperately needed homes. A strong partnership between the Province of Ontario and municipalities is critical if we are to solve our housing supply crisis – and we look forward to continuing our work together.

Sincerely,



Steve Clark
Minister

- c. The Honourable Doug Ford, Premier of Ontario
- The Honourable Chrystia Freeland
Deputy Prime Minister and Minister of Finance
- The Honourable Peter Bethlenfalvy, Minister of Finance
- The Honourable Caroline Mulroney, Minister of Transportation
- The Honourable Kinga Surma, Minister of Infrastructure
- The Honourable Prabmeet Sarkaria, President of the Treasury Board
- Brian Rosborough, Executive Director, AMO



memorandum

Communication: C7
Committee of the
Whole (2)
December 12, 2022
Item #5

DATE: December 9, 2022

TO: MAYOR AND MEMBERS OF COUNCIL

FROM: VINCE MUSACCHIO, DEPUTY CITY MANAGER, INFRASTRUCTURE DEVELOPMENT

RE: ITEM 5, REPORT 46 - COMMITTEE OF THE WHOLE, DECEMBER 12, 2022
SINGLE SOURCE AWARD APPROVAL FOR LIGHTING AUTOMATION
UPGRADE AT VAUGHAN CITY HALL

Purpose

To advise Council of the following necessary administrative corrections to the above noted report.

Recommendation

1. That Recommendation No. 1 to be replaced with the following revised wording:

THAT Council authorize a single source procurement with Lutron Electronics Inc., to implement and install the required hardware and software for the lighting automation system at the Vaughan City Hall;

2. That Recommendation No. 2 be replaced with the following revised wording:

THAT the Director of Procurement Services be authorized to execute any necessary agreement(s) related to the single source procurement described in this Report, on behalf of the City, all in a form satisfactory to Legal Services.

3. That Recommendation No. 3 be deleted.

Respectfully submitted,

Vince Musacchio
Deputy City Manager, Infrastructure Development

**Communication: C8
Committee of the Whole (2)
December 12, 2022
Item #2**



Barristers & Solicitors
Bay Adelaide Centre
333 Bay Street, Suite 3400
Toronto, Ontario M5H 2S7
Telephone: 416.979.2211
Facsimile: 416.979.1234
goodmans.ca

Direct Line: 416.597.4299
dbronskill@goodmans.ca

December 9, 2022

Our File No.: 123453

Via Email

City of Vaughan – City Council
City Hall, Level 100
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Attention: City Clerk

Dear Sirs/Mesdames:

**Re: Draft Official Plan Amendment No. 93
Pre-Consultation and Complete Application Submission Requirements**

We are solicitors for SmartCentres. As you know, SmartCentres (through various ownership corporations) is one of the largest landowners in the City of Vaughan (the “City”) and has undertaken a significant amount of land development in the City in partnership with the City. In particular, and with the assistance of the City, SmartCentres has been an active and positive contributor to the transportation of the VMC into a livable Downtown for the City.

Without limiting the foregoing, recent completed, under construction and approved projects by SmartCentres include:

	Project	Status
1	Transit City 1 (898 Portage Parkway) & Transit City 2 (2 Buttermill Avenue)	Approved in 2017 and constructed.
2	Transit City Tower 3 (950 Portage Parkway)	Approved in 2018 and constructed.
3	East Block Phase 1 (175 Millway Avenue)	Approved in 2019 and currently under construction.
4	KPMG Building (100 New Park Place)	Approved in 2013 and constructed
5	PWC/YMCA Building	Approved in 2016 and constructed
6	Block A5 (SE Corner – 101 Edgeley Boulevard)	Approved in September 2021.
7	East Block Phase 2 (175 Millway Avenue)	Under Review (September 2020)
8	Block E2	Approved in September 2022

9	Block A6 (101 Edgeley Boulevard)	Under Review (October 2021)
10	Block A7 (101 Edgeley Boulevard)	Under Review (December 2021)
11	Thornhill (700 Centre Street)	Under Review (April 2020)
12	400 & 7 (101 Northview Boulevard)	Under Review (December 2019)

On November 3, 2022, on behalf of our client, we wrote to the City to indicate significant concerns regarding the proposed official plan amendment regarding “Pre-Application and Complete Application Submission Requirements”. A copy of that letter is attached for your convenience.

To be clear, SmartCentres is not opposed to the concept of the City attempting to formalize and better define the pre-application consultation process, but the approach identified in the proposed Official Plan Amendment No. 93 (“**OPA 93**”) is flawed and should be reconsidered. Unfortunately, our client’s previously identified concerns remain unaddressed. Further, additional revisions proposed in OPA 93 raise additional concerns.

As proposed, the OPA 93 will significantly and unreasonably delay the development process in the City, while offering no improvements from the perspective of the City’s review process. There are also aspects of the Draft OPA that are likely ultra vires the *Planning Act*.

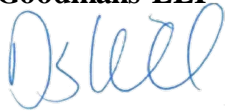
- **10.1.3.3** – OPA 93 was not revised to enable the City planner to be the project manager for the PAC Meeting process.
- **10.1.3.4** – OPA 93 was not revised to enable discretion during the PAC Meeting process to reflect the details of the proposed application. The example previously provided indicated that there is no purpose for requiring identifying details and/or studies for every planning application in a specific area. Further, this policy enables terms of reference, standards and guidelines to be issued by City staff that would not be found in policy or, even worse, for City staff to have discretion simply to provide “instructions” to applicants regarding preparation of studies and reports.
- **10.1.3.5** – This policy insertion would create a two-step process for pre-application that is not authorized by the *Planning Act* and will lead to considerable delay. (Our client is also concerned with the discretion, and resulting delay, in requiring review of pre-application materials by a Design Review Panel.)
- **10.1.3.9** – Concurrent planning applications should be reviewed together. Any suggestion that concurrent planning applications may not be deemed complete is a significant issue and potential cause for delay in the planning process. If applications are not reviewed concurrently, it will result in significant delays for approvals, as many details are inter-related (i.e. tower separation distances in an OPA would impact parking layouts, which would impact unit design, etc.). In addition, such an approach is inconsistent with statutory rights in the *Planning Act*.

- **10.1.3.11** – SmartCentres welcomes public participation in the planning process. However, there should not be a requirement for public consultation as part of the pre-consultation process. This will lead to significant delay.

As noted above, we are also concerned that OPA 93 proposes policies that exceed what is permitted by the applicable statutory provisions, including but not limited to subsections 22(3.1), 34(10.0.1), 41(3.1) and 51(16.1) of the *Planning Act*. In particular, the OPA 93 will slow the issuance of development approvals, including within the VMC, by inappropriately front-ending too much of the application review process before an application is even finalized for submission.

Yours truly,

Goodmans LLP



David Bronskill

DJB/

cc. Client

**Communication: C9
Committee of the Whole (2)
December 12, 2022
Item #2**



Barristers & Solicitors
Bay Adelaide Centre
333 Bay Street, Suite 3400
Toronto, Ontario M5H 2S7

Telephone: 416.979.2211
Facsimile: 416.979.1234
goodmans.ca

Direct Line: 416.597.4299
dbronskill@goodmans.ca

November 3, 2022

Our File No.: 191127

Via Email

City of Vaughan
City Hall, Level 100
2141 Major Mackenzie Drive
Vaughan, ON L6AS 1T1

Attention: Fausto Filipetto, Senior Manager, Policy Planning

Dear Sirs/Mesdames:

**Re: Proposed Amendment to Vaughan Official Plan 2010 – Volume 1
Pre-Consultation and Complete Application Submission Requirements**

We are solicitors for SmartCentres. As you know, SmartCentres (through various ownership corporations) is one of the largest landowners in the City of Vaughan (the “City”) and has undertaken a significant amount of land development in the City in partnership with the City. In particular, and with the assistance of the City, SmartCentres has been an active and positive contributor to the transportation of the VMC into a livable Downtown for the City.

Without limiting the foregoing, recent completed, under construction and approved projects by SmartCentres include:

	Project	Status
1	Transit City 1 (898 Portage Parkway) & Transit City 2 (2 Buttermill Avenue)	Approved in 2017 and constructed.
2	Transit City Tower 3 (950 Portage Parkway)	Approved in 2018 and constructed.
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10	Block A7 (101 Edgeley Boulevard)	Under Review (December 2021)
11	Thornhill (700 Centre Street)	Under Review (April 2020)
12	400 & 7 (101 Northview Boulevard)	Under Review (December 2019)

We are writing on behalf of our client with significant concerns regarding the proposed new Pre-Application Consultation Process Update as proposed in the draft official plan amendment (the “**Draft OPA**”). As proposed, the Draft OPA will significantly and unreasonably delay the development process in the City, while offering no improvements from the perspective of the City’s review process. SmartCentres is not opposed to the concept of the City attempting to formalize and better define the pre-application consultation process, but the approach in the Draft OPA should be reconsidered by the City.

Our client has reviewed the presentation made at the Committee of the Whole on September 13, 2022, and offers the following preliminary comments. Please note that these comments are not exhaustive and SmartCentres would appreciate the opportunity to meet with City staff to discuss all aspects of the PAC Process Update.

- **10.1.3.3** – The PAC Process could be expedited by requiring the City planner to be the project manager for the PAC Meeting process. This would enable the City to pre-determine the appropriateness and requirements of government agencies (Regional, etc.) prior to the PAC Meeting to expedite the process and ensure no surprises during the meeting.
- **10.1.3.4** – SmartCentres strongly encourages the City to have discretion during the PAC Meeting process, in accordance with the details of the proposed application. For example, there is no purpose to require identical engineering / transportation details and studies (e.g. flow monitoring, parking proxy studies) for every planning application in a specific area (e.g. VMC, Thornhill Centre, etc.). The City can and should organize, recognize, and categorize all available information at the time of the application, thus avoiding costly and timely (and redundant) information gathering. The negotiation between applicants and City Staff regarding these matters often takes longer than preparation of the reports.
- **10.1.3.8** – Concurrent planning applications should be reviewed together. Any suggestion that concurrent planning applications may not be deemed complete is a significant issue and potential cause for delay in the planning process. If applications are not reviewed concurrently, it will result in significant delays for approvals, as many details are inter-related (i.e. tower separation distances in an OPA would impact parking layouts, which would impact unit design, etc.). The approval process essentially doubles under this proposed policy.
- **10.1.3.9** – All municipal departments should initiate review of an application upon initial receipt to determine completeness. This would enable the more timely provision of

comments regarding the application, especially when staff are already reviewing the materials provided.

- **10.1.3.10** – SmartCentres welcomes public participation in the planning process. However, there should not be a requirement for public consultation as part of the pre-consultation process. This will lead to significant delay.

In general, we are also concerned that the Draft OPA proposes policies that exceed what is permitted by the applicable statutory provisions, including but not limited to subsections 22(3.1), 34(10.0.1), 41(3.1) and 51(16.1) of the *Planning Act*. In particular, the Draft OPA will slow the issuance of development approvals, including within the VMC, by inappropriately front-ending too much of the application review process before an application is even finalized for submission.

Please note that our client has worked closely with City staff for many of years on the advancement of various planning policies, review frameworks, significant development proposals, transit infrastructure, and park and open spaces within the VMC. SmartCentres has always strived to work collaboratively with the City as it has advanced significant development within the City and, in particular, within the VMC. Our client would be pleased to meet with City staff to discuss the above-noted concerns in more detail to ensure that an appropriate pre-application process is prepared and brought forward for consideration by City Council.

We would also appreciate being included on any notice list at the City regarding this matter.

Yours truly,

Goodmans LLP



David Bronskill

DJB/

cc. Client

David McKay, MHBC



Committee of the Whole (2)

December 12, 2022

RE:

Item 4 - PARKING SPACES IN KLEINBURG VILLAGE

The Office of the City Clerk has received a petition from Donna Rotondo on behalf of various individuals residing at the following locations - Kleinburg Humber Hills Subdivision Residents, Islington Avenue, Bell Court, Lester B. Pearson Street and concerned area residents.

The total number of signatures on the petition is: 192

Their concerns are outlined as follows:

Whereas, a proposal will be brought to Vaughan Council to construct a parking lot of approximately 50 parking spaces at the north end of Kleinburg Village Heritage District, on the east side of Islington Avenue, adjacent to Pearson Pond and across from Lester B. Pearson Street, and

Whereas, the proposed parking lot would be approximately located in the heart of a residential area at the entrance of the Kleinburg Humber Hills subdivision of Treelawn Boulevard, Weaver Court, Granary Road and Northfield Court, Islington Ave. Bell Court and across the street from Lester B. Pearson residential street and

Whereas, the proposed parking lot would be located within a major walkway to the Kleinburg Village to schools and surrounding amenities where increased traffic flow and parking will have detrimental effect on the residential quality of life within our neighbourhoods with concerns for safety, lighting, litter and hang-outs and

Whereas, the City of Vaughan has had little to no consultation with the residents of Humber Hills Community, considering that this proposal will significantly impact our neighbourhood, more input should have been considered from our residents, and

Whereas, increased housing developments approved to the north of Kleinburg, this thoroughfare along Islington Avenue, through to Hwy. 27, will significantly alter the traffic flow and safety of our residential neighbourhood, and

Whereas, the Kleinburg Humber Hills subdivision has experienced rampant and increasing criminal activity over the last few years in the form of violent home invasion, break-and-enter resulting in theft, severe property damage and vehicle theft, and

Whereas, the unchecked and unabated increase of criminal activity in Kleinburg Humber Hills subdivision has resulted in increased levels of anxiety and heightened levels of concern for safety and security among its residents and

Whereas, the proposed parking lot at the foot of the Kleinburg Humber Hills subdivision would negatively impact and exacerbate the safety and security of its residents by providing a potential staging area for further criminal activity, and

Whereas, the proposed parking lot at the foot of the Kleinburg Humber Hills subdivision would devalue the historic heritage value of the Kleinburg Village and Heritage District with an unsightly parking lot that has the potential to facilitate increased levels of crime and illegal activity, and

THEREFORE WE, the residents, electors, and taxpayers of Kleinburg Humber Hills Subdivision, Islington Ave, Bell Court, Lester B. Pearson Street and Concerned Area Residents exercise our right and petition the Mayor and Members of Council of the City of Vaughan and reject the proposed parking lot at the entrance of the Kleinburg Humber Hills subdivision and take all expeditious, legal, and administrative steps to consider other alternatives at its disposal.

A copy of the entire petition document containing a total of 12 pages is on file in the Office of the City Clerk.