

**COUNCIL – MARCH 19, 2019
COMMUNICATIONS**

Distributed March 15, 2019

		<u>Rpt. No.</u>	<u>Item No.</u>	<u>Committee</u>
C1	Ms. Debra Kakaria, MHBC Planning, Urban Design & Landscaping Architecture, dated March 5, 2019	11	5	Committee of the Whole
C2	Mr. Nicholas C. Tibollo, Professional Corporation, Litigation Lawyers, Milani Boulevard, Vaughan, dated March 6, 2019			By-law 034-2019
C3	Mr. Nicholas C. Tibollo, Professional Corporation, Litigation Lawyers, Milani Boulevard, Vaughan, dated March 9, 2019			By-law 034-2019
C4	Deputy City Manager, Planning and Growth Management, dated March 19, 2019			By-law 043-2019 and By-law 044-2019
C5	Director & Chief Licensing Officer, By-law & Compliance, Licensing & Permit Services, dated March 15, 2019			By-law 045-2019
C6	Ms. Sandra K. Patano, Weston Consulting, Millway Avenue, Vaughan, dated March 15, 2019	11	6	Committee of the Whole

Distributed March 18, 2019

C7	Longo Family, dated March 17, 2019			Addendum 3
C8	Mr. Nicholas C. Tibollo, Professional Corporation, Litigation Lawyers, Milani Boulevard, Vaughan, dated March 18, 2019			By-law 034-2019
C9	Mr. Nicholas C. Tibollo, Professional Corporation, Litigation Lawyers, Milani Boulevard, Vaughan, dated March 18, 2019			By-law 034-2019
C10	Mr. Don Given, Malone Given Parsons Ltd., dated March 18, 2019			Addendum 1

Distributed March 19, 2019

C11	Ms. Laura Rinaldo, President, South Maple			Addendum 3
-----	---	--	--	------------

Disclaimer Respecting External Communications

Communications are posted on the City's website pursuant to Procedure By-law Number 7-2011. The City of Vaughan is not responsible for the validity or accuracy of any facts and/or opinions contained in external Communications listed on printed agendas and/or agendas posted on the City's website.

Please note there may be further Communications.

**COUNCIL – MARCH 19, 2019
COMMUNICATIONS**

Ratepayers Association

C12	Mr. Hiten Patel, dated March 16, 2019	Addendum 3
C13	Emilia and Idan Rozenblit, dated March 7, 2019	Addendum 3
C14	Mr. Peter Budziak., dated March 7, 2019	Addendum 3
C15	Mr. Tony Bucci, dated March 7, 2019	Addendum 3
C16	Mr. Frank Zelko, dated March 8, 2019	Addendum 3
C17	Mr. Ed Boccitto, dated March 11, 2019	Addendum 3
C18	Mr. Adamo Boccitto, dated March 15, 2019	Addendum 3
C19	Ms. Patricia Marsili, dated March 17 2019	Addendum 3
C20	Mr. Richard T. Lorello, dated March 17, 2019	Addendum 3
C21	Mr. Nicholas C. Tibollo, Professional Corporation, Litigation Lawyers, Milani Boulevard, Vaughan, dated March 18, 2019	By-law 034-20193
C22	Lily and Mike Messina, dated March 19, 2019	Addendum 3
C23	Memorandum from the Deputy City Manager, Planning and Growth Management, dated March 19, 2019	Addendum 1
C24	The Longo Family, dated March 17, 2019	Addendum 3

Disclaimer Respecting External Communications

Communications are posted on the City's website pursuant to Procedure By-law Number 7-2011. The City of Vaughan is not responsible for the validity or accuracy of any facts and/or opinions contained in external Communications listed on printed agendas and/or agendas posted on the City's website.

Please note there may be further Communications.

Subject: FW: Hatpin Developments - Committee of the Whole Comments

C 1
Communication
COUNCIL: March 19/19
CW Rpt. No. 11 Item 5

From: Debra Kakaria <dkakaria@mhbcplan.com>
Sent: Tuesday, March 05, 2019 12:58 PM
To: Holyday, Margaret <Margaret.Holyday@vaughan.ca>; Clerks@vaughan.ca
Subject: Hatpin Developments - Committee of the Whole Comments

Margaret,

As per our discussion, we want to clarify our request for the following:

“That all warning clauses identified in Recommendations, Item 2 will be registered on title (via registration of the Site Plan Agreement) and that such clauses will also be registered on title of any future Condominium pertaining to the development of the subject lands and will be required to be included in all Offers of Purchase and Sale or Lease Agreements for any unit within the proposed development”.

Based on our discussion, we understand this is what is intended by City Staff as well and is consistent with wording in the Staff Report (pages 162-163).

Ideally, we request this wording be added to the Recommendations to make this abundantly clear.

Thank you,
Debra

DEBRA KAKARIA (WALKER), BES, MBA, MCIP, RPP, LEED AP | Partner

MHBC Planning, Urban Design & Landscape Architecture

7050 Weston Road, Suite 230 | Woodbridge | ON | L4L 8G7 | T 905 761 5588 x 216 | F 905 761 5589 | C 416 605 6039 | dkakaria@mhbcplan.com

Follow us: [Webpage](#) | [Linkedin](#) | [Facebook](#) | [Twitter](#) | [Vimeo](#)



This communication is intended solely for the named addressee(s) and may contain information that is privileged, confidential, protected or otherwise exempt from disclosure. No waiver of confidence, privilege, protection or otherwise is made. If you are not the intended recipient of this communication, please advise us immediately and delete this email without reading, copying or forwarding it to anyone.

NICHOLAS C. TIBOLLO
PROFESSIONAL CORPORATION
LITIGATION LAWYERS

133 Milani Blvd., SUITE 100
Vaughan, ONTARIO L4H 4M4

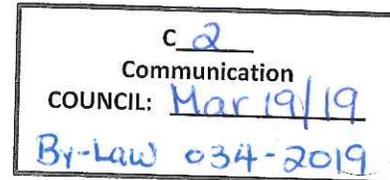
TELEPHONE: (416) 975-0002
FACSIMILE: (416) 975-8002

NICHOLAS C. TIBOLLO
EXTENSION: 100
EMAIL: NTIBOLLO@TIBOLLOLAW.COM

6 March 2019

URGENT

Mayor and Council
City of Vaughan
2141 Major MacKenzie Drive, 4th Floor
Vaughan, Ontario
L6A 1T1



Honorable Mayor Bevilacqua and Members of Council:

RE: Humberplex Developments Inc. - "On the Boulevard Community"

I am counsel to a group of residents (hereinafter the *Residents*) that reside at the On the Boulevard Community developed by Humberplex Development Inc. (hereinafter "*the Developer*") in the vicinity of Highway 27 and Islington Ave., in the Village of Kleinburg, Ontario. The subdivision is in Ward 1.

I am bringing to your attention a matter of serious concern to the Residents as it relates to the state of this development. The concerns relate to several issues that have been outstanding since 2010. Some of these concerns include but are not limited to: the incomplete landscaping works throughout the development, including undeveloped parklands, the areas on and around the TransCanada pipeline, the Developer's use of intended parklands as a sales office for several years, the poor quality of workmanship and the incomplete work as it relates to roads, sidewalks, fencing, and berms, the inordinate amount of time that these issues have been outstanding, the Developer's intransigence to the Residents' concerns, complaints and requests for action, and the City of Vaughan's failure or omission to intervene and compel the Developer to comply with its contractual and statutory obligations. The neglect of the Developer has become the neglect of the City of Vaughan. This is unacceptable and the City of Vaughan must intervene.

As residents and taxpayers of the On the Boulevard Community, the Residents have certain basic expectations and rights. They expect and are entitled to parklands, community spaces, roadways and walkways that are complete, safe, usable and do not pose a danger to public health and safety and the environment. The Residents of the On the Boulevard Community have simply not been afforded these rights. Their expectations have not been met. They have been and continue to be subjected to the ever-present danger of incomplete work on and around spaces where the TransCanada pipeline exists.

As you may be aware, various portions of the development have been assumed by the City of Vaughan. It is my understanding that another portion of the development will be considered for assumption on March 19, 2019. This should not happen given the outstanding issues that pertain

to this development that have not been undertaken and/or completed by the Developer in a good and workmanlike manner or at all.

On behalf of the Residents, I am requesting that the Mayor and Council, and consequently the City of Vaughan, not assume any other phases or parts of this development and refrain from releasing any letters of credit concerning this development, in whole or in part, until all outstanding issues, some of which I will summarize below, are investigated and addressed in a complete and timely manner by the Developer to the satisfaction of the City of Vaughan, and the Residents. A failure to do so will continue to cause the Residents irreparable harm, permit the Developer's intransigence to continue unchecked and may expose the City of Vaughan to a claim for, *inter alia*, injunctive relief and damages.

The TransCanada/Enbridge Issue

As you are aware, TransCanada Pipelines Limited (hereinafter *TransCanada*) has a right-of-way through the development and has installed a three-foot pipeline, as well as a two-foot pipeline that is leased by it to Enbridge Gas Distribution Inc. (hereinafter *Enbridge*).

As you are aware, the Subdivision Agreement between the City of Vaughan and the Developer requires the Developer to, *inter alia*, undertake and complete landscaping works for, *inter alia*, the Grand Boulevard, a major and central community amenity space, as well as the Lookout Walkway space, within the development. As you are also aware, these spaces are located adjacent to and over the TransCanada/Enbridge pipeline. These spaces have not been developed despite the Developer's representation to the Residents, at the time they purchased their properties, and City of Vaughan.

Given the interests of TransCanada, the Developer is required to obtain the approval of TransCanada for these landscaping works and is obligated to undertake the landscaping works in a manner and form that meets TransCanada's requirements, including public safety and protection of the environment. I understand that this includes requiring developers to, *inter alia*, install concrete capping at and around gas pipelines as a safety measure.

I understand that an Application was made by the Developer to the National Energy Board (hereinafter *NEB*) pursuant to subsection 112(1) of the *National Energy Board Act*, R.S.C., 1985 seeking leave of the NEB to conduct grading and landscaping works around the gas pipelines without the approval of TransCanada and Enbridge. On any such Application, the focus of the NEB is on the safety of the pipelines during construction and throughout the pipelines' lifecycles. Consequently, the NEB's primary priorities are public safety and protection of the environment. Any risk or damage to the pipeline would cause irreparable harm and could be catastrophic.

On February 1, 2017, the NEB rightfully denied the Developer's Application. As such, the Developer remains obligated to undertake in a timely manner the landscaping works in accordance with the requirements and conditions imposed upon it by TransCanada and Enbridge. This requires the Developer to install protective concrete capping. There is no exception for this. These conditions and requirements are consistent with the public safety and environmental protection policies that must be adhered to without compromise. As you are aware, these

conditions and requirements are routinely imposed upon developers and complied with without issue. So why is Developer taking issue with TransCanada's requirements?

Since the decision of the NEB in 2017, the state and condition of the landscaping works at the development remains as they were, namely not done.

I understand that in 2017, the City of Vaughan staff apparently met with the Developer to create a "revised landscape plan" that relocated landscaping outside of the TransCanada pipeline easement in order to circumvent the TransCanada requirements. I also understand that a request was made by the Developer of TransCanada to proceed with grading works only, located inside the easement, and the request was refused by TransCanada. The Developer's unwillingness to comply with the standardized TransCanada requirements, which all developers have and continue to be subject to is unjustified and concerning to the Residents. As Mayor and Council you ought to be equally concerned.

The City of Vaughan is required to ensure that developers, with whom the City of Vaughan has entered into subdivision agreements, comply with and adhere to the terms and conditions of agreements and fully comply with laws, regulations and orders in a timely manner. Respectfully, it is not up to the City of Vaughan to entertain and encourage ideas that circumvent the requirements of TransCanada or of a subdivision agreement as it concerns public safety and the environment. It is not incumbent upon the residents of a development to supervise, monitor and demand compliance with subdivision agreements, master plans and urban design guidelines. The NEB has confirmed, by its decision, that there exists no justifiable reason to permit the Developer to undertake landscaping works at or around the pipeline without the approval of TransCanada and Enbridge. As a result of the NEB's decision, is it not incumbent upon the City of Vaughan to now compel the Developer to comply fully with the requirements of the Subdivision Agreement, including proceeding expeditiously to undertake and complete the landscaping works in accordance with the requirements of TransCanada and Enbridge? If TransCanada/Enbridge requires the gas pipelines to be capped, as part of it granting approval to Developer, they must be capped. Public and environmental safety is paramount and is non-negotiable. The City of Vaughan must insist and take immediate steps to have the Developer comply with its contractual obligations. A failure to act on the part of the City of Vaughan continues to adversely effect the Residents' quiet use and enjoyment of the community space, and it jeopardizes public safety and the environment. The City of Vaughan has the authority to investigate this issue, and compel the Developer to comply with its contractual obligations. If the Developer refuses to comply, is the City of Vaughan not at liberty to call upon the letters of credit posted by the Developer and retain a contractor to undertake the works the Developer has thus far refused to carry out? The Residents would like to know when this work will be undertaken and completed and why the City of Vaughan has countenanced the Developer's intransigence for such an inordinate length of time.

The Undeveloped Parklands and Non-Adherence to Master Plan and Urban Design Guidelines

As you are aware, the Developer was required to create and complete designated parklands and walkways. The Grand Boulevard and the Lookout walkway spaces have not been developed.

To date, the Developer and City of Vaughan have failed or omitted to take any steps to create and complete the designated parklands. Up until recently, the Developer had its sales pavilion and office situated on lands designated for a park. The Residents, through their realty taxes and development charges on their lots, have paid for these parkland spaces, but have been deprived of their use and enjoyment. It has taken almost twelve years since the project was registered, and yet the parkland and community spaces remain undeveloped. It is concerning to the Residents that the City of Vaughan and Developer have not taken any steps to develop these parkland spaces. The Residents would like to know why the Developer was permitted to use the undeveloped parklands for a sales office and under what terms. They would like to know why this parkland remains undeveloped after twelve years. They would like to know why the City of Vaughan has not acted on this for the last 12 years. The Residents would like to know what steps the City of Vaughan has undertaken to compel the Developer to undertake and complete the landscaping works, the Grand Boulevard and Lookout spaces and when these works are scheduled to commence and be completed. The Residents would like to know whether the City has possession of sufficient security posted by the Developer to ensure that the works are undertaken and completed. Further, the Residents would like to know whether the landscaping works proposed and approved by the City of Vaughan are in accord with the Master Landscape Plans and the Urban Design Guidelines. If the Developer is proposing any changes to the approved Master Landscaper Plans or landscaping drawings, the Residents would like a meeting with the City of Vaughan and the Developer to review and discuss the Developer's proposal as well as timelines for which all work will be undertaken and completed. The Residents also require confirmation that none of the Developer's security ought to be released in whole or in part and the City of Vaughan not assume any of the works until such time as the Developer has fully complied with its contractual obligations concerning this development. Any steps taken by the City of Vaughan in releasing security or assuming any further works until the above issues are satisfactorily resolved may indeed expose the City of Vaughan to a claim by the Residents for damages.

The Residents understand that the Developer was required to install fencing in designated areas throughout the development as well as install earth berms along Highway 27 and other landscaping features. It would appear that partial fencing was installed and appears incomplete and dilapidated. I am also advised that the earth berms are nothing more than mounds of earth covered in years of unmanaged weed growth without any landscaping features. Residents would like to know why the Developer has not completed the fence installation in a complete, good and workmanlike manner and why the earth berms have not been landscaped in accordance with the Subdivision Agreement and Landscaping Plans. Is the City of Vaughan prepared to have the Developer address these issues? As taxpayers of the On the Boulevard Community, surely the Residents are entitled to have their community completed as contemplated by the Subdivision Agreement and Master Landscape Plan. I would ask that City of Vaughan review the Master Landscape Plans and ascertain whether it has been complied with, including whether the Urban Design Guidelines have been followed. A failure on the part of the City of Vaughan may expose it to liability.

As you all know, the City of Vaughan is in a position to require the Developer to comply with its contractual obligations. A failure to do so, entitles the City of Vaughan to retain a qualified contractors to undertake the outstanding, deficient and incomplete works. Has the City of Vaughan had any communications with Developer in this regard? If so, please advise me as to when these communications took place, what was said and by whom, and what was the outcome

of these communications. If they have not occurred, I would like to know the reasons why. If they did not occur, I would like to know whether the City intends to put the Developer on notice that unless the outstanding works are undertaken and completed within a reasonable time in 2019, which assurance must be received in short order, the City of Vaughan intends to draw upon the letters of credit and solicit bids and retain contractors to undertake these works.

Needless to say, the Residents are frustrated with the Developer's inactions and willful neglect of the concerns of the Residents. They are equally concerned as to why the City of Vaughan has taken no steps to compel the Developer to act in a timely manner or at all and why it has permitted this development to proceed in such a fragmented and disorganized manner. The Residents require that the City of Vaughan address the Residents' concerns and have them resolved without any further delay.

Until the above issues are satisfactorily addressed and completed by the Developer, under no circumstance should the City of Vaughan consider any more assumptions regarding this development and entertain any request for a release of any letters of credit, in whole or in part until the Developer's contractual obligations are satisfactorily fulfilled and the warranty and maintenance periods have expired. If it does so, then there is a real risk that there will be insufficient funds on hand to permit the City of Vaughan to undertake the works described above in the event that Developer continues to delay. The Residents would like the City of Vaughan's written assurance that this complaint will be placed on the agenda at the next Council meeting and a motion passed to investigate and report on the issues raised herein, including satisfactory completion of the works in a reasonable timeframe and that pending such investigation and completion of works that no further assumptions of the development occur and that no security be released. A refusal to act in the best interests of the Residents, will continue to cause the Residents damages and will be actionable.

I understand that the agenda list has not yet been prepared for the March 19, 2019 Council meeting, and it will be prepared next week. As such, I do not have the matter number as it relates to the City of Vaughan's contemplated and pending assumption of part of this development. Please acknowledge receipt of this complainant and confirm with me that this matter will be placed on the agenda at your next Council meeting. This must occur before the City of Vaughan considers proceeding with assumption, which I previously indicated is scheduled for March 19, 2019, and the release of any further security to the Developer. I reiterate that under no circumstance should any assumption and release of any security occur until such time as the Residents' concerns are completely investigated, addressed and resolved to the satisfaction of the Residents. The costs to undertake and complete the works described above are significant. Any release by the City of Vaughan, of letters of credit may cause there to be insufficient funds on hand to undertake and complete the works if the Developer does not. If the City of Vaughan decides to act contrary to expressed concerns of the Residents, they will avail themselves of all legal options, including injunctive relief and a claim for damages.

Yours very truly,

NICHOLAS C. TIBOLLO
PROFESSIONAL CORPORATION

Per:



Nicholas C. Tibollo

Nct

Mayor Maurizio Bevilacqua maurizio.bevilacqua@vaughan.ca

Mario Ferri Mario.ferri@vaughan.ca

Gino Rosati gino.rosati@vaughan.ca

Linda Jackson Linda.jackson@vaughan.ca

Marilyn Iafrate marilyn.iafrate@vaughan.ca

Tony Carella tony.carella@vaughan.ca

Rosanna DeFrancesca rosanna.defrancesca@vaughan.ca

Sandra Yeung Raceo Sandra.raceo@vaughan.ca

Alan Shefman alan.shefman@vaughan.ca

Tim Simmonds- City Manager tim.simmonds@vaughan.ca

Jason Schmidt-Skoukri, Deputy City Manager, Planning and Growth management Jason.Schmidt-Shoukri@vaughan.ca

rose.magnifico@vaughan.ca

NICHOLAS C. TIBOLLO
PROFESSIONAL CORPORATION
LITIGATION LAWYERS

133 Milani Blvd., SUITE 100
Vaughan, ONTARIO L4H 4M4

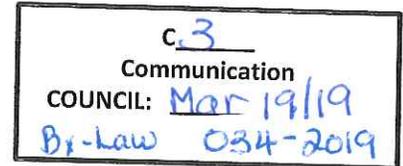
TELEPHONE: (416) 975-0002
FACSIMILE: (416) 975-8002

NICHOLAS C. TIBOLLO
EXTENSION: 100
EMAIL: NTIBOLLO@TIBOLLOLAW.COM

9 March 2019

URGENT

Mayor and Council
City of Vaughan
2141 Major MacKenzie Drive, 4th Floor
Vaughan, Ontario
L6A 1T1



Honorable Mayor Bevilacqua and Members of Council:

RE: Humberplex Developments Inc. - "On the Boulevard Community"

Further to my email correspondence of March 6, 2019, respectfully, I would like the issues raised in my correspondence to be placed before the next Council meeting and addressed. I do not wish this to be deferred until such time as the by-law assumption is placed before Council. Any further delay on this matter will only cause further damages to the Residents.

I enclose a number of photographs taken on March 8, 2019. They depict the road works in the above referenced development. They do not require any explanation. They speak for themselves. The City of Vaughan has or is intending to take assumption of these roads?

Yours very truly,

NICHOLAS C. TIBOLLO
PROFESSIONAL CORPORATION

Per:

NCT
Nicholas C. Tibollo

Nct
Encl.

Mayor Maurizio Bevilacqua maurizio.bevilacqua@vaughan.ca

Mario Ferri Mario.ferri@vaughan.ca

Gino Rosati gino.rosati@vaughan.ca

Linda Jackson Linda.jackson@vaughan.ca

Marilyn Iafrate marilyn.iafrate@vaughan.ca

Tony Carella tony.carella@vaughan.ca

Rosanna DeFrancesca rosanna.defrancesca@vaughan.ca

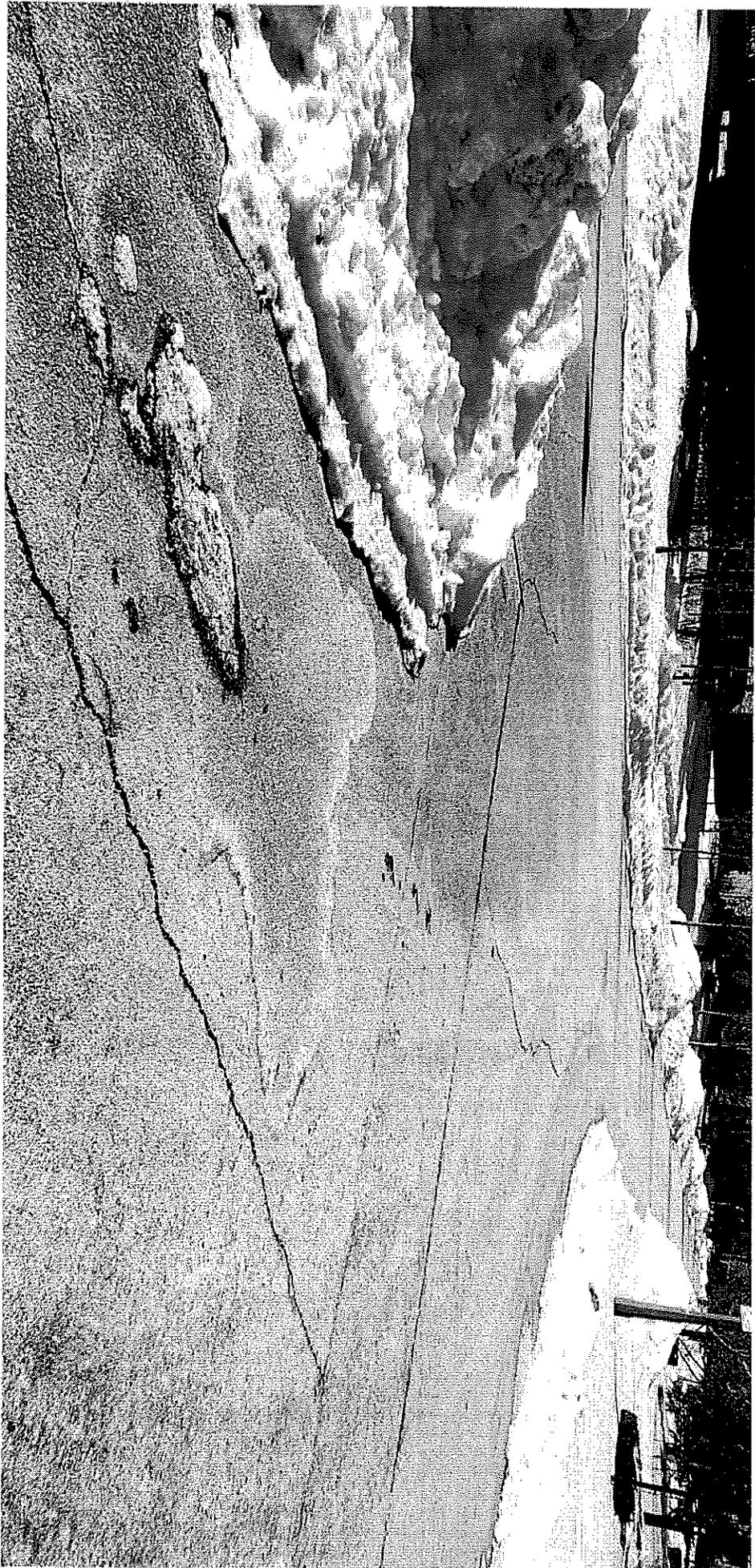
Sandra Yeung Racco Sandra.racco@vaughan.ca

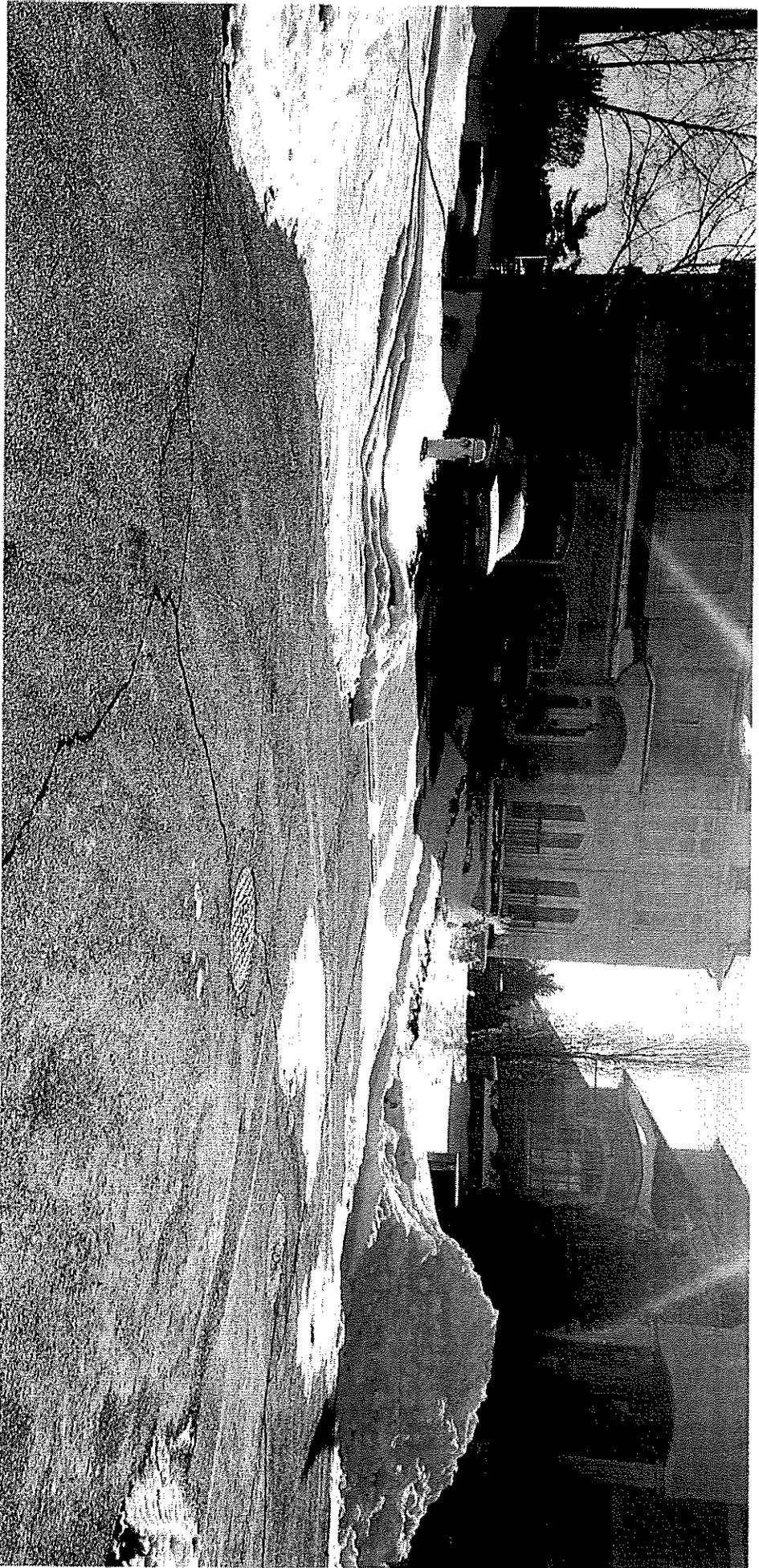
Alan Shefman alan.shefman@vaughan.ca

Tim Simmonds- City Manager tim.simmonds@vaughan.ca

Jason Schmidt-Skoukri, Deputy City Manager, Planning and Growth management Jason.Schmidt-Shoukri@vaughan.ca

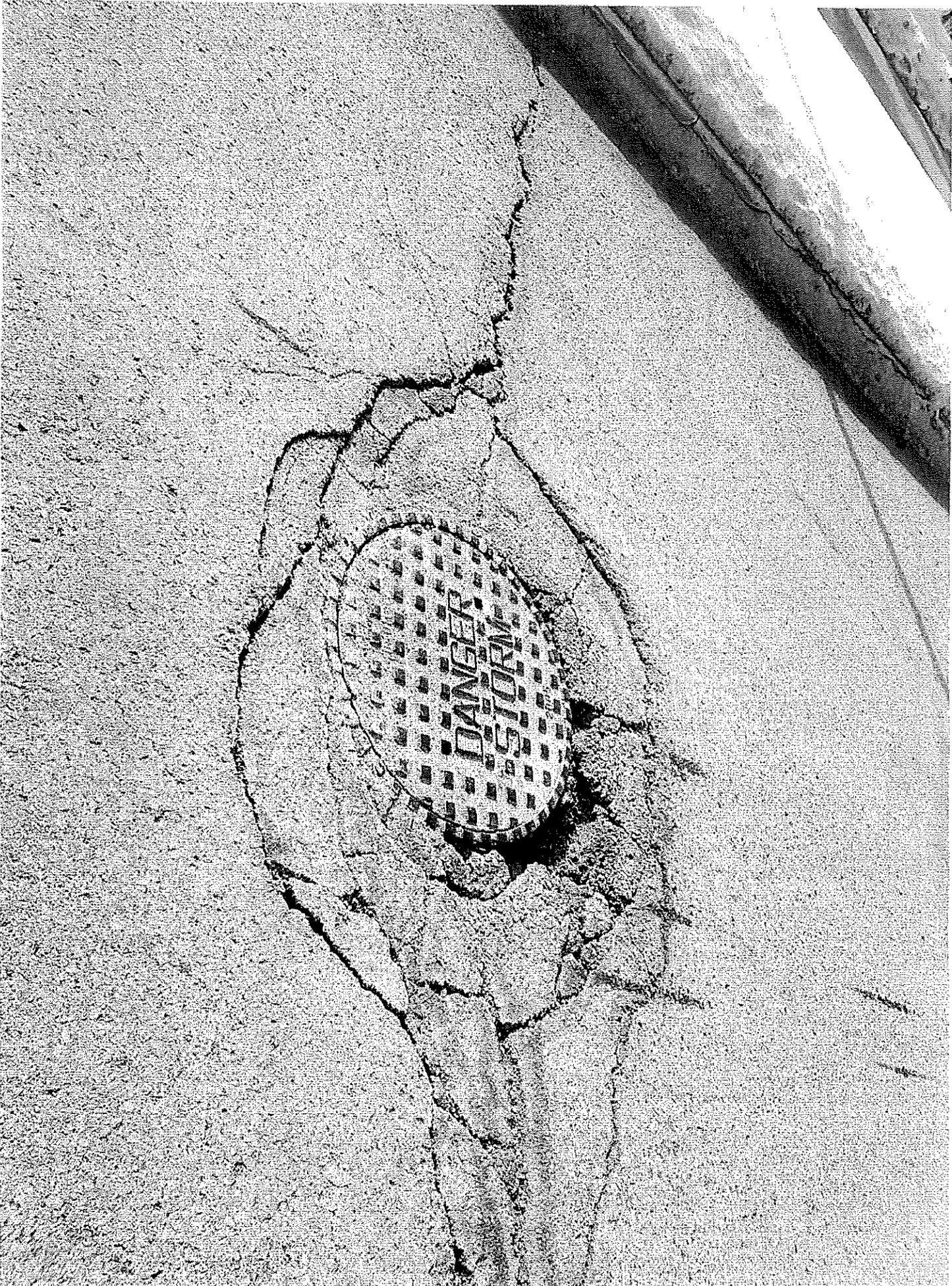
rose.magnifico@vaughan.ca

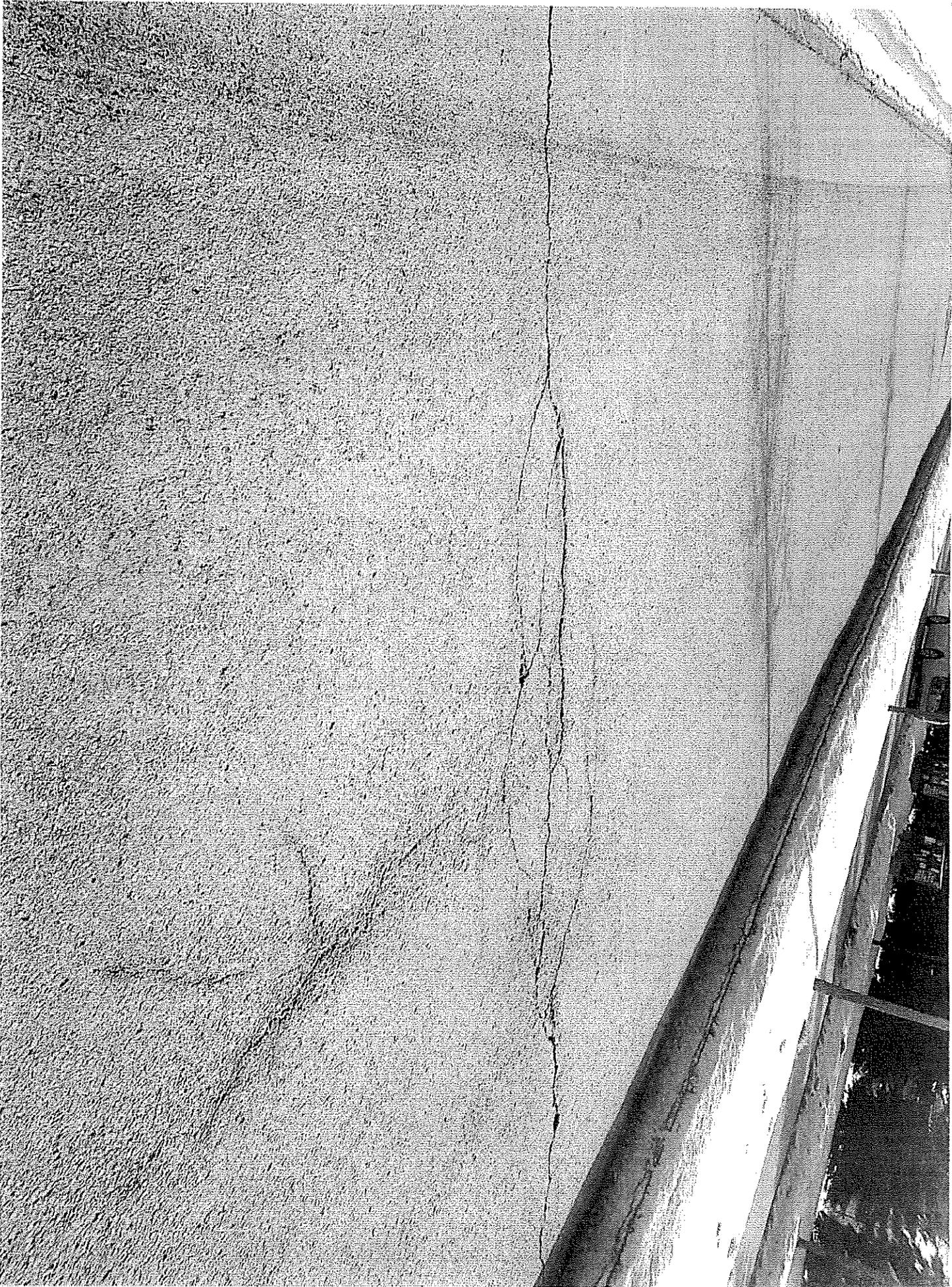


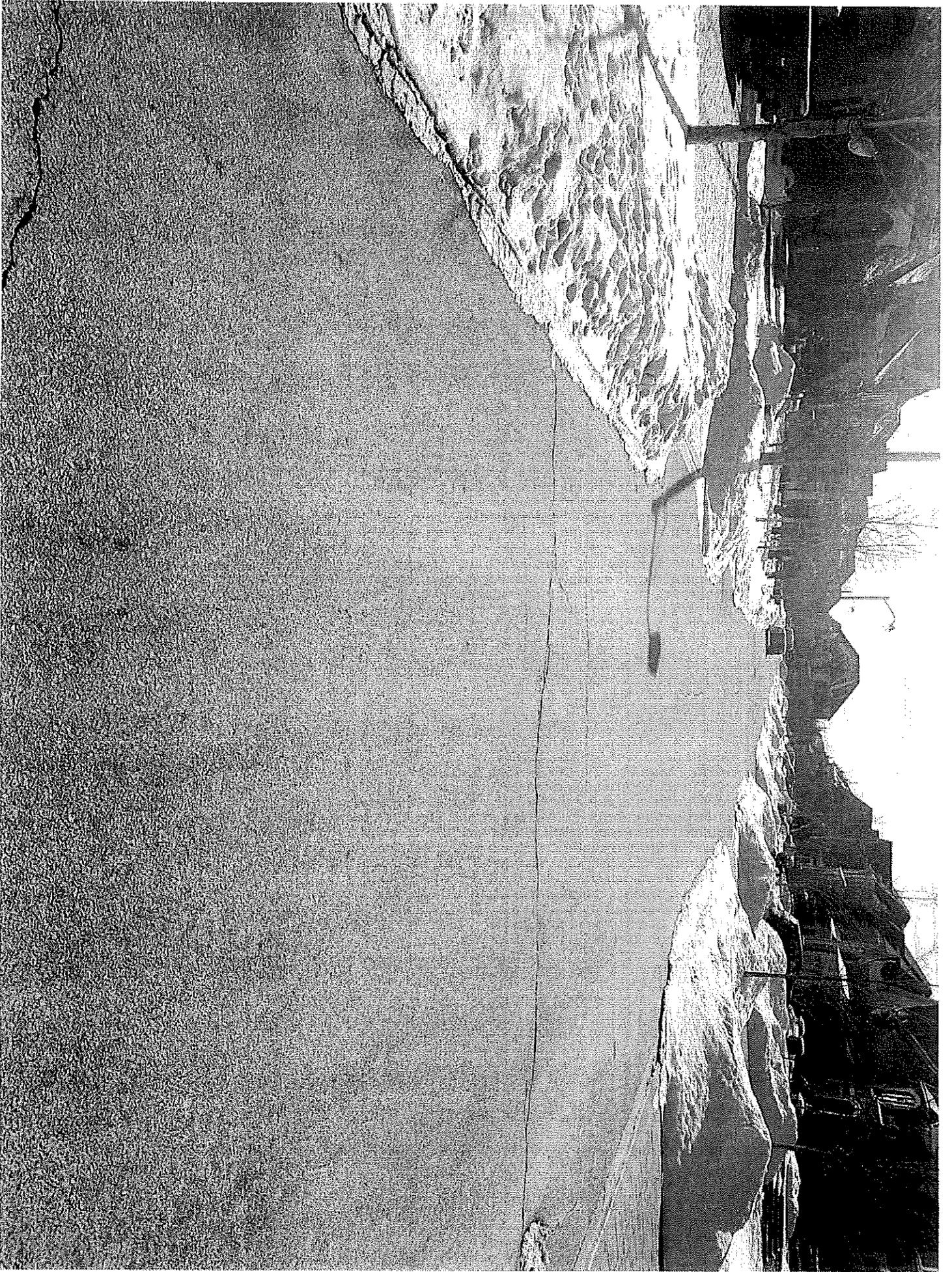


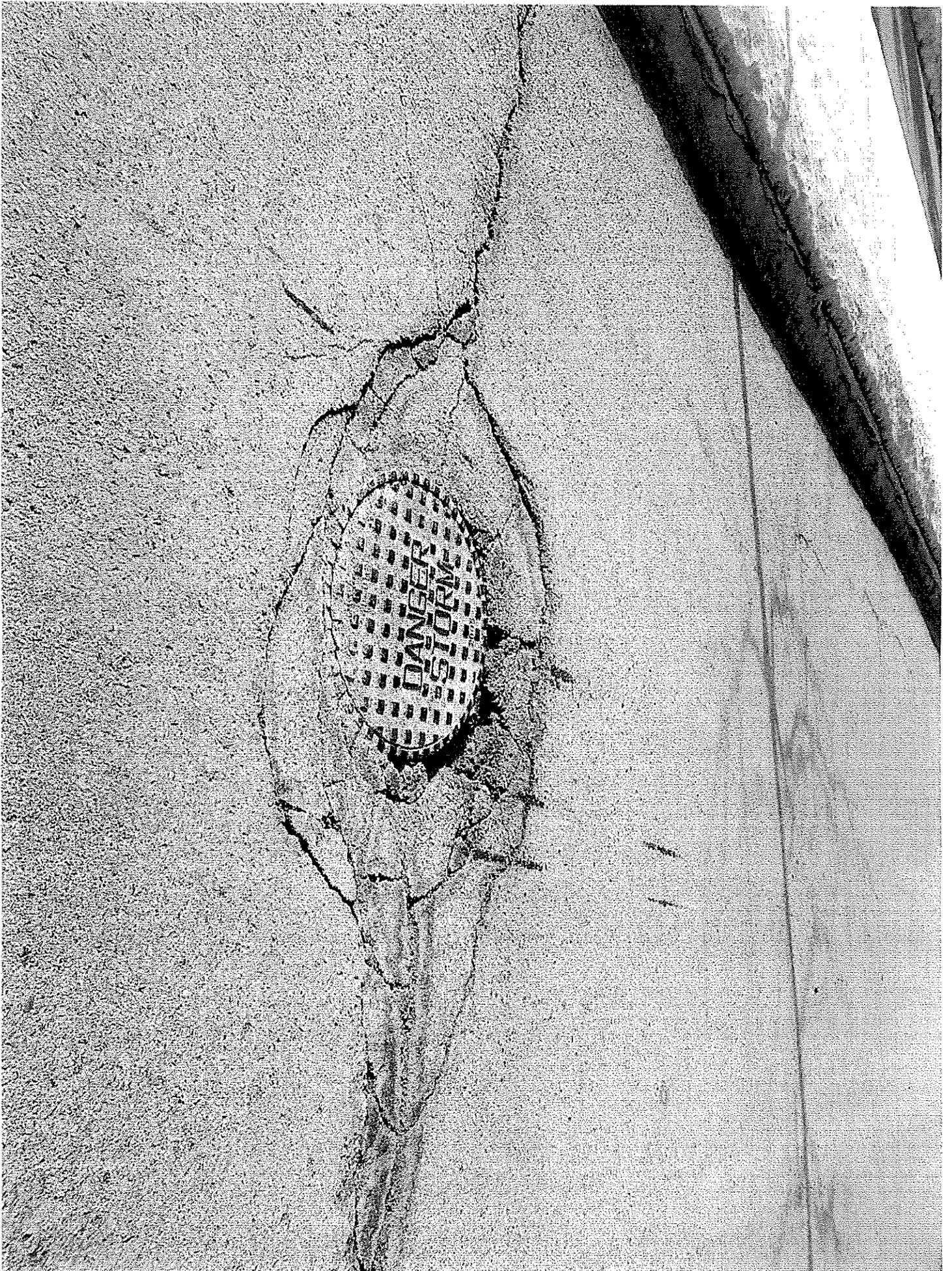


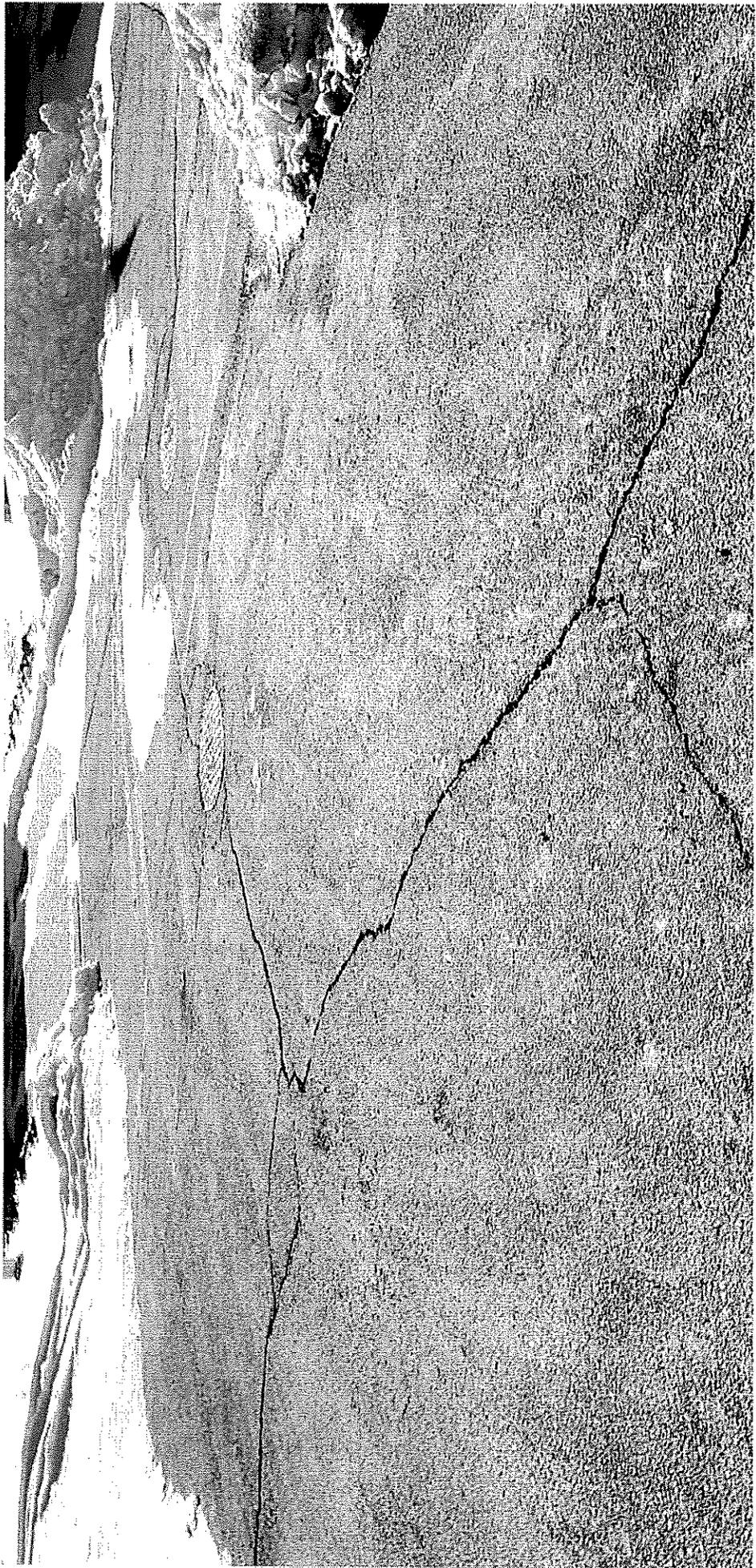




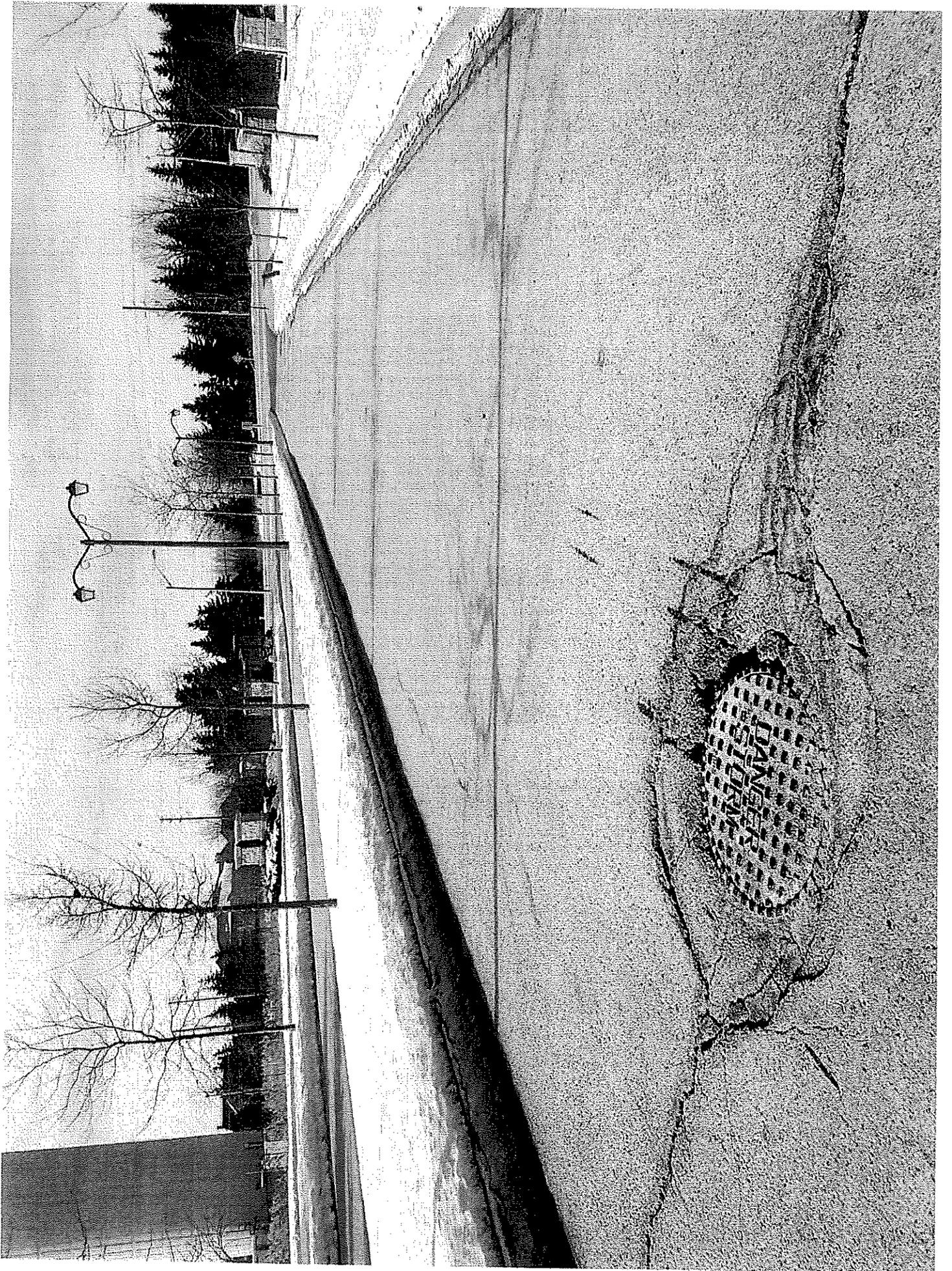












c <u>4</u>
Communication
COUNCIL: <u>March 19/19</u>
By-Laws <u>043-2019</u> <u>044-2019</u>

TO: HONOURABLE MAYOR & MEMBERS OF COUNCIL

**FROM: JASON SCHMIDT-SHOUKRI, DEPUTY CITY MANAGER,
PLANNING AND GROWTH MANAGEMENT**

DATE: MARCH 19, 2019

**ITEM 1, SPECIAL COUNCIL (BUDGET) MEETING, ITEM 1, FINANCE,
ADMINISTRATION AND AUDIT COMMITTEE, REPORT No. 2
FEBRUARY 20, 2019**

**TARIFF OF FEES FOR VAUGHAN PLANNING APPLICATIONS
GENERAL FEES ('PLANNING DEPARTMENT')
2019 BUDGET, 2020 - 2022 FINANCIAL PLAN**

Recommendation

The Deputy City Manager, Planning and Growth Management and the Director of Development Planning recommend:

1. THAT this Communication, BE RECEIVED.
2. THAT By-law 195-2018, Tariff of Fees for Vaughan Planning Applications BE REPEALED and replaced with the Tariff of Fees for Vaughan Planning Applications By-law attached hereto as Attachment 1.
2. THAT "SCHEDULE "G" TO BY-LAW 171-2013 Planning Department" BE REPEALED and replaced with "SCHEDULE "G" TO BY-LAW 171-2013 Planning Department" attached hereto as Attachment 2.

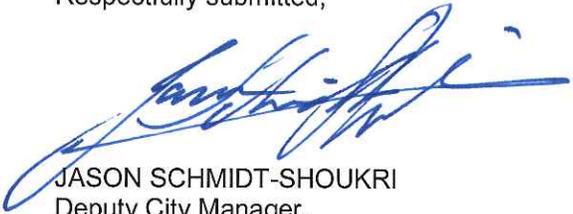
Background

On February 20, 2019, Council approved the City of Vaughan 2019 Budget and the 2020-2022 Financial Plan. The 2019 Budget includes schedules that identify all applicable fees for services provided by each City Department, including the Tariff of Fees for Vaughan Planning Applications. The Tariff of Fees for Vaughan Planning Applications Schedule was incorporated into By-law 195-2018, which was enacted by Council on February 20, 2019.

Staff has determined that the incorrect Tariff of Fees for Vaughan Planning Applications schedule was inadvertently included in the budget book documentation that informed the updated by-law schedule. The underlying 2019 budget was based on the correct Tariff of Fees and therefore, no need for any amendments to the approved 2019 budget for the Development Planning Department are required. The fees included in the attached Tariff of Fees for Vaughan Planning Applications (Attachment 1) represent the correct fees for Planning Applications.

In addition, some planning related fees are duplicated in both the Tariff of Fees for Vaughan Planning Applications and in Schedule "G" ('Planning Department') of the General Fees and Charges by-law which should only appear once in the appropriate By-law to avoid confusion. Accordingly, it is recommended that Schedule "G" (Planning Department) to By-law 171-2013 be repealed and replaced with Schedule "G" (Planning Department) to By-law 171-2013 attached hereto as Attachment 2.

Respectfully submitted,



JASON SCHMIDT-SHOUKRI
Deputy City Manager,
Planning and growth Management



MAURO PEVERINI
Director of Development Planning

Copy to: Tim Simmonds, Interim City Manager
Todd Coles, Deputy City Clerk
Michael Coroneos, Chief Financial Officer and City Treasurer

ATTACHMENTS

1. Tariff of Fees for Vaughan Planning Applications By-law (Schedule "A")
2. By-law to Replace Schedule "G" To By-law 171-2013 Planning Department

ATTACHMENT NO. 1

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER _____-2019

A By-law to impose a tariff of fees for the processing of Planning Applications and to repeal By-law Number 195-2018, being a prior by-law imposing a Tariff of Fees for Planning Applications.

WHEREAS Subsection 69(1) of the *Planning Act, R.S.O. 1990, c.P. 13*, as amended, permits a municipality to enact a by-law to impose a tariff of fees for the processing of Planning Applications;

AND WHEREAS the Council of The Corporation of the City of Vaughan deems it appropriate to amend the existing tariff of fees for the processing of Planning Applications;

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

1. The fees for the processing of Planning Applications commencing on January 29, 2019, shall be as set out in Schedule "A" attached hereto, as may be amended.
2. Schedule "A" shall form a part of this By-law and reflect the tariff of fees for Planning Applications commencing on January 29, 2019, as may be amended.
3. By-law Number 195-2018 shall be repealed on the date this By-law comes into full force and effect.
4. This By-law shall come into full force and effect on March 19, 2019.

Enacted by City of Vaughan Council this 19th day of March 2019.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

Authorized by Item No. 1 of Report No. 2
of the Finance, Administration and Audit Committee
Adopted by Vaughan City Council on
February 20, 2019, Special Council Meeting (Budget)

LEGAL APPROVED	
Contents	<input type="checkbox"/>
Form	<input checked="" type="checkbox"/>

JAB
Mar. 12/19

SCHEDULE "A" TO BY-LAW 000-2019

TARIFF OF FEES FOR VAUGHAN PLANNING APPLICATIONS		
Application Type / Service	Unit of Measure	2019 Fees
OFFICIAL PLAN AMENDMENT APPLICATION		
Major Official Plan Amendment Base Fee ⁶	Application	\$37,917
Major Official Plan Surcharge (if application approved)	Application	\$9,563
Minor Official Plan Amendment Base Fee ⁷	Application	\$23,523
Minor Official Plan Surcharge (if application approved)	Application	\$7,068
Revision to Official Plan Application requiring recirculation ⁹	Application	\$4,562
Additional Public Hearing and/or Report resulting from change to the Application by the Applicant	Surcharge	\$7,210
Additional Committee of the Whole report resulting from a change to the Application by the Applicant	Surcharge	\$7,210

ZONING BY-LAW AMENDMENT APPLICATION		
Application Type / Service	Unit of Measure	2019 Fees
ZONING BY-LAW AMENDMENT APPLICATION		
Residential	Singles, Semis, Townhouses (includes street, common element, stacked, back-to-back), Apartment, and Condominium Unit	
	Base Fee	Application \$8,589
	Per Unit Fee ¹³	
	For the first 0-25 Units	Unit \$647 / unit
	For the next Units 26-100 Units	Unit \$241 / unit
	For the next Units 101-200 Units	Unit \$66 / unit
	For each Unit above 200	Unit \$29 / unit
	VMC Surcharge ¹⁰	Application \$15,708
	Intensification Area / Infill Surcharge ¹⁰	Application \$15,708
Non-Residential	Base Fee	Application \$8,589
	Non-Residential Blocks	Hectares / m ² \$5,707 or \$0.57/m ²
	VMC Surcharge ¹⁰	Application \$15,708
	Intensification Area / Infill Surcharge ¹⁰	Application \$15,708
Mixed-Use	Base Fee	Application \$8,589
	Mixed Use Blocks ^{5,6} (If a residential use is proposed, the Residential per unit fee(s) apply)	Hectares / m ² \$9,513 or \$0.95/m ²
	VMC Surcharge ¹⁰	Application \$43,026
	Intensification Area / Infill Surcharge ¹⁰	Application \$53,953
Other	Private Open Spaces	Hectares \$3,939
	Zoning By-law Surcharge (if Zoning Amendment Application is Approved)	Application \$3,616
	Revision to Zoning Amendment Application Requiring Recirculation ⁹	Application \$4,562
	By-law to remove Holding Symbol (H)	Application \$4,964
	Interim Control By-Law Amendment	Application \$4,838
	Part Lot Control By-Law	Application \$3,771
	Extension of Part Lot Control	Application \$3,661 Plus \$571 per lot being created
	Section 37 or Stratified Title Agreement Surcharge	Agreement \$32,175
	Cash in Lieu of Parking	Agreement \$4,244
	Class 4 Designation	Application \$4,949
	Additional Public Hearing resulting from change to the Application by the Applicant	Surcharge \$7,210
	Additional Committee of the Whole report resulting from a change to the Application by the Applicant	Surcharge \$7,210

SCHEDULE "A" TO BY-LAW 000-2019

TARIFF OF FEES FOR VAUGHAN PLANNING APPLICATIONS		
Application Type / Service	Unit of Measure	2019 Fees
SITE DEVELOPMENT APPLICATION		
Residential	Singles, Semis, Townhouses (includes street, common element, stacked, back-to-back), Apartment, and Condominium Unit	
	Base Fee	Application \$9,900
	Per Unit Fee ¹³	
	For the first 0-25 Units	Unit \$790 / unit
	For the next 26-100 Units	Unit \$394 / unit
	For the next 101-200 Units	Unit \$277 / unit
	For each Unit above 200	Unit \$165 / unit
	VMC Surcharge ¹⁰	Application \$4,780
Intensification Area / Infill Surcharge ¹⁰	Application \$32,099	
Residential (Already Paid Subdivision Fee)	Base Fee	Application \$9,900
	Per Unit Fee ¹³	
	For the first 0-25 Units	Unit \$525 / unit
	For the next 26-75 Units	Unit \$263 / unit
	For the next 101-200 Units	Unit \$184 / unit
	For each Unit above 200	Unit \$93 /unit
	VMC Surcharge ¹⁰	Application \$4,780
	Intensification Area / Infill Surcharge ¹⁰	Application \$32,099
Non-Residential	Base Fee	Application \$9,900
	Industrial/Office/Private Institutional	Per m ² \$2.95 / m ²
	Industrial/Office/Private Institutional: Portions over 4,500m ² GFA	Per m ² \$1.50 / m ²
	Commercial (Service, Retail Warehouse)	Per m ² \$9.66 / m ²
	Commercial (Service, Retail Warehouse): Portions over 4,500 m ² GFA	Per m ² \$2.90 / m ²
	VMC Surcharge ¹⁰	Application \$32,099
	Intensification Area / Infill Surcharge ¹⁰	Application \$32,099
Mixed-Use	Industrial/Office/Private Institutional	Per m ² \$3.20 / m ²
	Industrial/Office/Private Institutional: Portions over 4,500 m ² GFA	Per m ² \$1.61 m ²
	Commercial (Service, Retail Warehouse)	Per m ² \$10.46 m ²
	Commercial (Service, Retail Warehouse): Portions over 4,500m ² GFA	Per m ² \$3.13 m ²
	VMC Surcharge ¹⁰	Application \$53,953
	Intensification Area / Infill Surcharge ¹⁰	Application \$53,953
Other	Revision to Site Development Application requiring Recirculation ⁹	Application \$4,562
	Simple Revision to Site Development application not requiring recirculation or Council Approval ⁵	Application \$4,267
	Landscape Inspection Fee ¹²	Surcharge / Inspection \$441 ¹²
	Stratified Title Agreement	Agreement \$30,141
	Telecommunication (Cell) Tower Application	Application \$18,334
	Tree Protection Fee (Agreement) ¹⁴	Agreement \$1,648 ¹²
	Heritage Review Fee	Application \$1,639

Application Type / Service	Unit of Measure	2019 Fees
DRAFT PLAN OF CONDOMINIUM APPLICATION		
Draft Plan of Condominium Base Fee (includes Standard, Common Element, Vacant Land, Leasehold, Amalgamated and Phased) and Condominium Conversion	Application	\$24,995
Revision to a Draft Plan of Condominium or Condominium Agreement/Declaration	Application	\$7,687

SCHEDULE "A" TO BY-LAW 000-2019

Application Type / Service		Unit of Measure	2019 Fees
DRAFT PLAN OF SUBDIVISION APPLICATION			
Residential	Base Fee	Application	\$45,065
	Per Unit Fee ¹³		
	For the first 0-25 Units	Unit	\$1,163 / unit
	For the next 26-100 Units	Unit	\$581 / unit
	For the next 101-200 Units	Unit	\$175 / unit
	For each Unit above 200	Unit	\$52 / unit
	Part Lot / Part Block	Unit	50% of Per Unit Fee / Lot or Block
	VMC Surcharge ¹⁰	Application	\$10,927
	Intensification Area / Infill Surcharge ¹⁰	Application	\$32,782
Non-Residential	Base Fee	Application	\$45,065
	Non-Residential Blocks in Subdivision (fee applies on per hectare basis)	Hectares	\$12,197
	VMC Surcharge ¹⁰	Application	\$21,855
	Intensification Area / Infill Surcharge ¹⁰	Application	\$21,855
Mixed-Use	Base Fee	Application	\$45,065
	Per Unit Fee ¹³		
	For the first 0-25 Units	Unit	\$1,088 / unit
	For the next 26-100 Units	Unit	\$542 / unit
	For the next 101-200 Units	Unit	\$162 / unit
	For each Unit above 200	Unit	\$48 / unit
	Mixed-use Blocks in Subdivision ^{5, 6} (fee applies on a per hectare basis)	hectares	\$6,407
	VMC Surcharge ¹⁰	Application	\$21,855
Intensification Area / Infill Surcharge ¹⁰	Application	\$10,927	
Other	Revision to Draft Approved Plan of Subdivision requiring Circulation ⁹	Application	\$7,725
	Revision to Conditions of Draft Plan of Subdivision Approval	Application	\$4,562
	Extension of Draft Plan of Subdivision	Application	\$2,278
	Registration of Each Additional Phase of a Subdivision Plan	Application	\$3,317
	Landscape Review ¹²	Surcharge	\$22,164
	Landscape Inspection ¹²	Surcharge / Inspection	\$441 ¹²
	Additional Public Hearing and/or Report resulting from change of Application by the Applicant	Surcharge	\$7,200
	Additional Committee of the Whole report resulting from a change to the Application by the Applicant	Surcharge	\$7,210
	Tree Protection Fee (Agreement) ¹⁴	Application	\$1,648 ¹²
Heritage Review Fee	Application	\$1,639	

BLOCK PLAN AND SECONDARY PLAN

Block Plan and Secondary Plan	Application	\$633.00/ha
Revision for Application requiring Recirculation ⁹	Application	\$4,429.00

PRE-APPLICATION CONSULTATION (PAC)

Pre-Application Consultation Meeting	Application	\$1,366
--------------------------------------	-------------	---------

HERITAGE REVIEW

Heritage Review (To be paid at Draft Plan of Subdivision or Site Development Application)	Application	\$1,639
Heritage Permit	Application	\$546
Heritage Status Letter	Application	\$82

SCHEDULE "A" TO BY-LAW 000-2019

Application Type / Service	Unit of Measure	2019 Fees
STREET NAMING AND NUMBERING		
Address Change Application	Application / Property	\$1,050
Street Name Change	Application / Street	\$2,012
New Street Name - Proposed	Per Street Name	\$2,012
New Street Name - From City's Pre-Approved List	Per Street Name	\$275
Street Number - Lot Through Consent	Per Address	\$546
New Street / Unit Address (Per address & Per Unit)	Per Address / Unit	\$40

SCHEDULE "A" TO BY-LAW 000-2019

NOTES:

1. Any application fees paid prior to the date this By-law comes into force, shall be credited to the amount(s) due under this By-law.
2. If an application is withdrawn in writing by the Applicant:
 - a) prior to a technical report proceeding to Committee of the Whole, 25% of the fee may be refunded; or
 - b) prior to a Public Meeting, 50% of the fee may be refunded.
3. Should the Applicant request that a Public Meeting be cancelled (after Notices have been mailed out) and held at a later date, the total cost incurred for the second mailing of a Public Meeting Notice shall be borne by the applicant.
4. An appeal of any of the Planning Applications identified in this By-law to the Ontario Municipal Board and/or the Local Planning Appeal Tribunal shall be subject to a \$817.00 Planning Department Administrative fee, to be paid by the Appellant.
5. Site Development applications for new individual (excluding new detached residential dwelling developments(s) proceeding through the plan of subdivision approval process) detached dwellings that are to be constructed within any Heritage Conservation District Study and Plan, as defined by Vaughan Official Plan 2010, are subject only to the Simple Revision fee for Site Development Applications, and will require Council approval of the application. The Heritage Review fee shall also apply.
6. For a Mixed-Use development, where more than one use is proposed on a site, the applicable Site Development application fee shall be the Base fee, plus the total of the fees for each individual use/units added together. For a Zoning By-law Amendment Application, Site Development Application and Draft Plan of Subdivision Application, where residential uses are proposed, the per unit residential fee shall apply to each unit.
7. Minor Official Plan Amendment: A "Minor" Official Plan amendment is an Official Plan amendment that:
 - a) proposes a small-scale exception to a specific Official Plan standard (e.g., minor changes to the number of permitted units; building height; gross floor area; or to add a site-specific use limited in scale);
 - b) proposes a minor change to a specific policy that is limited in scope and typically to one property;
 - c) maintains the intent and purpose of the Official Plan; and
 - d) shall have limited impact or policy implications beyond the subject lands.
8. Major Official Plan Amendment: A "Major" Official Plan amendment is an Official Plan amendment that:
 - a) any proposed redesignation or change in land use for a property(ies);
 - b) requires many changes to the policies and schedules of the Official Plan;
 - c) is more significant in scale and scope than a minor Official Plan amendment, and which may have greater impact or policy implications beyond the subject lands. Applications relating to more than one property would normally be in this category;
 - d) a site-specific application representing a large-scale development/redevelopment or a change in use. An application involving significant changes to the text or policies of the Official Plan would also fall in this category; and
 - e) an Official Plan amendment within a Heritage Conservation District.
9. Official Plan, Zoning By-law Amendment, Site Development, Block Plan and Secondary Plan Applications – Recirculation fee applicable when substantial changes are initiated by the applicant that requires a full recirculation for review and comment prior to Council approval. When more than one related application (e.g., Official Plan and Zoning By-law Amendment) is filed, the fee shall only be applied for one of the related applications.
10. For the purposes of calculating the applicable surcharges the VMC, Intensification Areas and Infill Development are defined as follows:
 - a) VMC - Any Development Planning application for a property located within the boundary of the Vaughan Metropolitan Centre (VMC), as defined by the VMC Secondary Plan.
 - b) Intensification Areas - Any Development Planning application for a property located within an Intensification Area identified on Schedule 1 - Urban Structure of Vaughan Official Plan (VOP) 2010, or any Secondary Plan Policies (Section 11), Area Specific Policies (Section 12), or Site-Specific Policies (Section 13) constituting Volume 2 of VOP 2010. The surcharge will apply to Development Planning applications that facilitate new development and redevelopment proposals.
 - c) Infill Development - Any Development Planning application for a property where the proposal is for development that meets the following definition:

Infill Development means the development or redevelopment of a property, site or area with new development at a higher density or building height than is currently permitted by the Official Plan. The surcharge fee will not apply to a Development Planning application for street townhouse development, but shall apply to all other forms of townhouse development (e.g. common element, back-to-back, row, stacked, etc.). Infill development also includes all residential apartment and mixed-use buildings.

In each case above (i.e. VMC, intensification Area and Infill Development) the surcharge will not apply to development that is minor in nature, such as additions or expansions of existing buildings, a change in use in an existing building, or an amendment to a development standard (e.g. number of units or gross floor area).
 - d) Heritage Conservation Districts (HCD): Intensification Areas and Infill Development fees do not apply to any Development Planning application that will facilitate the retention, adaptive reuse, or a minor alteration(s) (e.g. addition) of an existing building that is designated as Part 4 or Part 5 under the *Ontario Heritage Act* or recognized in the City's Built Heritage Inventory. However, any Development Planning application for new development / redevelopment within a HCD is subject to the Intensification Area/infill surcharge.
 - e) The VMC, Intensification Areas, Infill Development and Heritage (where applicable) surcharges shall be paid for each application type. (Example: If a Zoning By-law Amendment and Site Development application are required for a residential development in the VMC, the applicable Zoning By-law Amendment surcharge of \$15,708 and the Site Development application surcharge of \$4,780 shall apply.)
11. **OTHER GENERAL FEES:**

\$607.00 per year Maintenance Fee charged to files inactive for over 1 year (where the Applicant prefers not to close the file).
12. Fee subject to Harmonized Sales Tax (HST).
13. Per unit fee charge is based on a decreasing per unit rate. For example, a Zoning By-law Amendment application for a proposed residential development with 250 units, the fee is calculated as follows:

For the first 25 Units = 25 Units x \$647	= \$16,175
For the next 26-100 Units = 75 Units x \$241	= \$18,075
For the next 101-200 Units = 100 Units x \$66	= \$ 6,600
For each Unit above 200 (201-250 Units) = 50 Units x \$29	= \$ 1,450
Total Per Unit Fee	= \$42,300
14. Tree Protection Fee paid only one time either at Draft Plan of Subdivision or Site Development Application as applicable.

ATTACHMENT NO. 2

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER -2019

A By-law to amend By-law Number 171-2013 to provide for fees and charges under the Municipal Act.

WHEREAS Section 8(1) of the *Municipal Act, 2001, S.O. 2001*, as amended (the "*Municipal Act, 2001*"), provides that the powers of a municipality shall be interpreted broadly so as to confer broad authority on the municipality to enable the municipality to govern its affairs as it considers appropriate, and to enhance its ability to respond to municipal issues;

AND WHEREAS Section 391 of the *Municipal Act, 2001* similarly permits a municipality to pass by-laws imposing fees and charges;

AND WHEREAS the Council of The Corporation of the City of Vaughan has determined that it is desirable to make amendments to By-law 171-2013, as amended.

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

1. By-law Number 171-2013 is hereby amended by deleting Schedule "G" and substituting therefor Schedule "G", attached hereto.

Enacted by City of Vaughan Council this 19th day of March 2019.

Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

Authorized by Item No. 1 of Report No. 2
of the Finance, Administration and Audit Committee
Adopted by Vaughan City Council on
February 20, 2019 – Special Council Meeting (Budget)

LEGAL APPROVED	
Contents	<input type="checkbox"/>
Form	<input checked="" type="checkbox"/>

gbb
Mar. 12/19

SCHEDULE "G" TO BY-LAW -2019

Planning Department

Item	Fee or Charge		HST
	2019	2020	
Black and White Printing	\$2.33 / ft ²	\$2.40 / ft ²	Y
Colour Printing	\$3.71 / ft ²	\$3.82 / ft ²	Y
Employment Area	\$46.99	\$48.40	Y
City of Vaughan Official Plan	\$69.01	\$71.08	Y
City of Vaughan Official Plan - Volume 1	\$145.00	\$149.35	Y
City of Vaughan Official Plan - Volume 2	\$315.00	\$324.45	Y
Zoning By-Law 1-88 - Part 1 (Text only)	\$26.78	\$27.58	Y
Zoning By-Law 1-88 - Part 2 (schedules)	\$61.80	\$63.65	Y
By-Law 1-88 Part 1 (Key Maps only)	\$41.20	\$42.43	Y
By-Law 1-88 CD version (includes parts 1&2)	\$127.72	\$131.55	Y
Custom Report	\$682.89	\$703.37	E
Planning Applications under the Planning Act	Refer to City's By-law Governing Fees for the processing of Planning Applications		

Note: All Fees are before HST. E = HST Exempt, Y = HST Applicable. The City reserves the right to review HST applicability for any regulatory or legislative changes.

c. <u>5</u> Communication COUNCIL: <u>March 19/19</u> <u>By-Law 045-2019</u>

DATE: March 15, 2019

TO: Hon. Mayor Bevilacqua and Members of Council

FROM: Gus Michaels, Director & Chief Licensing Officer, By-law & Compliance, Licensing & Permit Services

SUBJECT: Explanation of Fee Change for Private Transportation Companies

The purpose of this memorandum is to explain a fee change being made for Licensing By-law 315-2005, as amended, in follow up to the 2019 budget changes approved by City Council Special Council Meeting on Wednesday, February 20, 2019.

Since their licensing in 2017, Private Transportation Companies have been required to remit \$0.11 per ride picked up in Vaughan, paid to the City quarterly. In the 2019 budget submission, the number was accidentally rounded down to \$0 in amending By-law 025-2019. An additional By-law has been submitted to Clerks to restore the \$0.11 fee.

Please let me know if you there you have questions with respect to this or other changes.

If you have any question, please contact me directly.

Respectfully Submitted,



GUS MICHAELS, CMM III, MLE Executive, Property Stds. Professional
Director & Chief Licensing Officer,
By-Law & Compliance, Licensing & Permit Services

CC: Tim Simmonds, Interim City Manager
Mary Reali, Deputy City Manager, Community Services
Senior Management Team

Subject: FW: Z.17.020 - Zoning By-law Amendment - Sunfield Homes
Attachments: Letter to Council - Z.17.020 - Zoning By-law Amendment Application - Sunfield Homes.pdf

c 6
Communication
COUNCIL: Mar 19/19
CW Rpt. No. 11 Item 6

From: Michael Vani <mvani@westonconsulting.com>
Sent: Friday, March 15, 2019 2:19 PM
To: Clerks@vaughan.ca
Cc: Sandra Patano <spatano@westonconsulting.com>; Larry Lecce <larry@sunfieldhomes.com>; Barry Horosko <bhorosko@horoskoplanninglaw.com>
Subject: Z.17.020 - Zoning By-law Amendment - Sunfield Homes

Good Afternoon,

We submit the attached letter with respect to the Zoning By-law Amendment Application (Z.17.020) by Sunfield Homes for the lands located at the northeast corner of Highway 27 and Martin Grove Road.

The letter provides a response to Item 5.6 from the Committee of the Whole Meeting agenda of March 5, 2019 in which the final decision on this matter was deferred to the City Council Meeting next Tuesday on March 19, 2019.

We respectfully request that the attached letter be added to the communications for the upcoming Council agenda and that the letter be circulated to Council for their review and consideration.

Kindly provide confirmation of receipt.

Best regards,

**Michael Vani, BURPI
Planner**



Vaughan office: 905.738.8080 ext. 252 | 201 Millway Ave, Suite 19, Vaughan, ON. L4K 5K8
Toronto office: 416.640.9917 ext. 252 | 268 Berkeley Street, Toronto, ON. M5A 2X5
mvani@westonconsulting.com | www.westonconsulting.com



**WESTON
CONSULTING**

planning + urban design

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

March 15, 2019
File 7672

Attn: Todd Coles, City Clerk

Dear Members of Council,

**RE: Supplemental Response to Zoning By-law Amendment Application (Z.17.020)
8849 Highway 27 (Martin Grove Road and Highway 27)
Sunfield Homes (Hwy 27) Ltd.**

Weston Consulting is the planning consultant and registered agent for Sunfield Homes (Hwy 27) Inc., the owner of the property municipally known as 8849 Highway 27 in the City of Vaughan (the 'subject lands'). The subject lands are located at the northeast corner of Highway 27 and Martin Grove Road and consist of four separate blocks within the existing Registered Plan of Subdivision (65M-2857).

We respectfully submit this letter to provide further information to Council as it relates to Item 5.6 on the Committee of the Whole Meeting agenda of March 5, 2019 in which the final decision on this matter was deferred to the City Council Meeting on March 19, 2019. This letter addresses the comments and questions raised by residents and Committee while further summarizing staff's Committee of the Whole Report (attached), which recommended an endorsement of the application based on an 8-lot proposal.

Application Background and Public Consultation Process

The subject lands are proposed to be redeveloped to include (8) single-detached residential dwellings as part of Zoning By-law Amendment Application Z.17.020. The application was initially submitted on June 15, 2017 and included a 10-lot plan consisting of single detached and semi-detached units. The initial proposal included the rezoning of the lands from R3 – to R5 with site specific exceptions. A Statutory Public Meeting was held on November 7, 2017 to obtain feedback from Committee and the public regarding the development proposal. A Public Open House was also held on March 20, 2018, proposing a 9-lot plan consisting of single detached units only. An additional rezoning submission was filed on December 3, 2018 to amended the proposal to maintain the existing R3 zoning, while also reducing the number of lots to 8 single detached units based on comments received from area residents at the Public Open House.

Appeal to LPAT

The application was subsequently appealed to the to the Local Planning Appeal Tribunal (“LPAT”), formerly the Ontario Municipal Board based on Council’s failure to make a decision within the timelines prescribed by the Planning Act. Due to the timing the appeal was filed, the application is considered a legacy appeal to be reviewed under the former OMB appeal structure.

The Notice from LPAT has indicated that the applicant appealed a 10-unit plan for the hearing. During discussions with the City the applicant has considered a reduction to 8 units, to which it is presently seeking Council’s endorsement. Please take note that the original 10-unit proposal was appealed to, and is still at LPAT.

Comments Received at Committee of the Whole (March 5, 2019)

At the Committee of the Whole Meeting, there were a number of questions and comments provided by both Committee and the public. The following is a summary of these comments and how they have been addressed through the development review process:

Roadway and Driveways

- Concerns were raised regarding the adequacy of the Andy Crescent roadway. We have confirmed with Transportation Engineering staff in an email dated March 21, 2018 that Andy Crescent is adequately sized and designed to City of Vaughan standards. As such, emergency vehicles, garbage trucks and school buses are able to effectively maneuver the street.
- The proposed driveway configurations comply with Figure 2 of Schedule A3 of Zoning By-law 1-88, which requires a minimum separation of 1 metre between driveways and a minimum 0.5 m from driveways to the projection of the property line into the street curb.
- A Traffic Opinion Letter, prepared by Crozier and Associates was submitted as part of the development review, which concluded that the development proposal is supportable from a transportation perspective and that no operational or safety concerns are anticipated as a result of the development.

Parking and Snow Storage

- As indicated in the Committee of the Whole Report, each dwelling will consist of (3) vehicle parking spaces, one within the garage and two on the driveway. Section 3.8 of Zoning By-law 1-88 only requires that (2) parking spaces be provided, whereas this proposal is providing one additional space per unit. As such, the proposed development is providing a sufficient supply of parking for the proposed development.
- Zoning By-law 1-88 does not provide provisions for snow storage; however, the application has been reviewed as part of both the Zoning By-law Amendment and corresponding Site Plan Approval application with no concerns raised by staff. The proposed development complies with front yard landscaping requirements, which ensures an adequate and appropriate amount of snow storage space will be available to each lot. Additionally, the

development provides the same amount of hard landscaping/driveway space as would be provided in a four-lot plan as the current proposal utilizes narrower driveways.

Tree Canopy and Landscaping

- As part of the development review process, a Tree Inventory and Preservation Plan has been submitted and approved. Every effort has been made to maintain existing trees where possible; however, it is noted that a (4) lot plan as originally proposed would also require that the trees be removed. Sunfield Homes will be providing the necessary number of trees as required by the new development and will be providing compensation for the trees to be removed as per City policy.
- The proposed development includes community benefits such as generous landscaping of new units and the provision of a landscaped entry feature at the northeast corner of Martin Grove Road and Highway 27.
- A Site Development Application has been submitted to ensure that the City can sufficiently secure for the landscaped improvements.

Density

- The development proposes 8 single detached units which corresponds to a density of 20 units per gross residential hectare. Section 2.2.3.7 of the Vaughan Official Plan requires that greenfield lands within *Community Areas* be developed to achieve the minimum density targets of 50 residents per hectare. Further, it states that "*where appropriate, zoning permissions and plans of subdivision should be reexamined to determine if this target can be met and new development should be consistent with the requirements for new communities in the York Region Official Plan*".
- Section 5.6.3 of the York Region Official Plan respecting new community areas requires that development "*meet or exceed a minimum density of 20 residential units per hectare and a minimum density of 70 residents and jobs per hectare in the developable area*".
- Based on the policies above, the proposed development conforms to and achieves the minimum density targets stipulated in both the York Region and City of Vaughan Official Plans.

The proposed development has been reviewed and amended numerous times to incorporate both staff and resident comments. Both a Statutory Public Meeting and Community Open House were held to obtain feedback from Council, stakeholders and residents.

In summary, the proposed development should be endorsed for the following reasons:

- Staff have recommended that Council endorse the application with the Local Planning Appeals Tribunal and have stated in the Committee of the Whole Report why the proposed development represents good planning.
- The proposed development conforms to both the Region of York and City of Vaughan Official Plan's with respect to density and neighbourhood compatibility.
- The proposed development provides modest intensification and new housing opportunities.

- The proposed development maintains the existing R3 zoning and requires site specific provisions for lot frontage, driveway width for two of the units (3.75 m, whereas 3.5 m is permitted), and an additional 0.91% increase in lot coverage for one of the units. The proposed development meets all required setbacks, height, lot area and landscaping requirements.
- Staff have confirmed that the Andy Crescent roadway has been constructed to City standards and that adequate parking and snow storage has been provided.
- A Transportation Engineer has submitted a letter confirming that the development is supportable from a transportation perspective and that no operational or safety concerns are anticipated as a result of the development.
- Servicing allocation is available to service the proposed development.
- The proposed development includes community benefits such as generous landscaping of new units and the provision of a landscaped entry feature at the northeast corner of Martin Grove Road and Highway 27.
- A Site Development Application has been submitted to ensure that the City can sufficiently secure for the landscaped improvements and high-quality building materials that the been incorporated in this development proposal.

We share staff's opinion that the proposed development is consistent with and conforms to the applicable Provincial Policies, the York Region Official Plan, the Vaughan Official Plan, and is compatible with the existing and planned land uses in the surrounding area.

It is our further opinion that the proposed development represents good planning and should be endorsed by Council. Therefore, we request that Council endorse staff's recommendation as articulated in the Committee of the Whole Report regarding this application.

Should you have any further questions or require additional information, please contact the undersigned at ext. 245 or Michael Vani at ext. 252.

Yours truly,
Weston Consulting
Per:



Sandra K. Patano, BES, MES, MCIP, RPP
Associate

- c. Letizia D'Addario, City of Vaughan
Sunfield Homes (Hwy 27) Inc.
Barry A. Horosko, Horosko Planning Law

Item:



Committee of the Whole Report

DATE: Tuesday, March 05, 2019

WARD: 2

**TITLE: ZONING BY-LAW AMENDMENT FILE Z.17.020
SUNFIELD HOMES (HWY 27) LTD.
VICINITY OF REGIONAL ROAD 27 AND MARTIN GROVE ROAD**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek endorsement from the Committee of the Whole of the Recommendations contained in this report for Zoning By-law Amendment File Z.17.020, which has been appealed to the Local Planning Appeal Tribunal (“LPAT”), to amend Zoning By-law 1-88 to permit the development of the Subject Lands shown on Attachments 1 and 2, with eight (8) single detached dwellings, as shown on Attachments 3 to 6.

Report Highlights

- The Owner is proposing to develop the Subject Lands with 8 single detached dwellings fronting onto Andy Crescent.
- The Owner has appealed Zoning By-law Amendment File Z.17.020 to the Local Planning Appeal Tribunal (“LPAT”).
- The Development Planning Department supports the approval of the Zoning By-law Amendment Application by the LPAT as it is consistent with the Provincial Policies and conforms to the York Region Official Plan and the Vaughan Official Plan 2010 and is compatible with the existing and planned land uses in the surrounding area.

Recommendations

1. THAT the Local Planning Appeal Tribunal ("LPAT") be advised that Vaughan Council ENDORSES that Zoning By-law Amendment File Z.17.020 (Sunfield Homes (Hwy 27) Ltd.) BE APPROVED, to amend Zoning By-law 1-88, related to the Subject Lands, shown on Attachments 1 and 2, to permit the site-specific exceptions to the R3 Residential Zone identified in Table 1 of this report, in the manner shown on Attachment 3.
2. THAT City of Vaughan staff and external counsel be directed to attend any Local Planning Appeal Tribunal Pre-hearing or Hearing as may be required, in support of the Recommendations contained in this report for Zoning By-law Amendment File Z.17.020.
3. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law, if required.
4. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

"IT IS HEREBY RESOLVED THAT Site Plan Development File DA.18.105 (Sunfield Homes (Hwy 27) Ltd.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 8 residential units (29 persons equivalent). The allocation of said capacity may be revoked by Council resolution and/or in accordance with the City's current Servicing Capacity Distribution Protocol in the event that (at the discretion of the City) the development does not proceed to registration within a reasonable timeframe."
5. THAT Site Development File DA.18.105 be finalized to the satisfaction of the Development Planning Department, should the Zoning Amendment Application be approved.

Background

The Subject Lands (the 'Subject Lands') are located at the northeast corner of Regional Road 27 and Martin Grove Road and are municipally known as 8849 Regional Road 27. The Subject Lands and surrounding land uses are shown on Attachments 1 and 2.

The Subject Lands are comprised of four (4) residential blocks (Blocks 255 to 258 on Registered Plan 65M-2857) as shown on Attachment 2 that were created at the same time as the surrounding subdivision. The Subject Lands are 0.41 hectares in size and contain one existing dwelling known as the "Samuel McClure House" and a detached

garage, which are proposed to be demolished. Vehicular access to the existing dwelling is currently provided by a driveway from Martin Grove Road.

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

The Owner has submitted Zoning By-law Amendment Application File Z.17.020 (the 'Application') to amend Zoning By-law 1-88 to permit the site-specific exceptions to the "R3 Residential Zone" identified in Table 1 of this report, to facilitate a development consisting of eight (8) single detached dwellings fronting onto Andy Crescent (the 'Development').

The Owner has appealed the Application to the Local Planning Appeal Tribunal ("LPAT")

On March 29, 2018, the Owner filed an appeal (LPAT File No. PL180309) of Zoning By-law Amendment File Z.17.020, to the former Ontario Municipal Board ("OMB"), now LPAT, pursuant to Section 34 (11) of the *Planning Act* for Council's failure to make a decision on the Application within 120 days of the City deeming the Application complete.

An LPAT Pre-hearing Conference was scheduled for November 20, 2018; however, it was cancelled because the Owner's legal counsel did not send out the Notice of Pre-hearing Conference 30 days before the hearing date, as required by the LPAT. To date, the Pre-hearing Conference has not been rescheduled.

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol for the Zoning By-law Amendment Application

On October 13, 2017, A Notice of Public Hearing was circulated to all property owners in the extended polling area beyond 150 m, as shown on Attachment 2, and to the West Woodbridge Homeowners' Association. A copy of the Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and Notice Signs were installed on both the Regional Road 27 and Martin Grove street frontages, in accordance with the City's Notice Signs Procedures and Protocols.

Deputations were received at the Public Hearing, and written submissions have been submitted to the Development Planning Department

A Committee of the Whole (Public Hearing) was held on November 7, 2017, to receive comments from the public and Committee of the Whole. The recommendation of the Committee of the Whole to receive the Public Hearing report of November 7, 2017, and

to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on November 21, 2017.

The following individuals made a deputation at the Public Hearing on November 7, 2017, regarding the proposed development:

- a) Mr. Michael Vani, Weston Consulting Group, Millway Avenue, Vaughan, on behalf of the Owner;
- b) Mr. Richard Lorello, Treelawn Boulevard, Kleinburg.

Written correspondence regarding the proposed development was received following the Public Hearing, from Ms. Simone Barbieri, Rescue Rainbow Creek West Inc., dated November 11, 2017, Mr. Jay Branton, Andy Crescent, Woodbridge, dated January 19, 2018 and March 8, 2018, and Mr. John Horton, Andy Crescent, Woodbridge, dated January 22, 2018.

Summary of comments received regarding the Development

The following comments from the community were received by the Development Planning Department through written submissions and by deputations at the Public Hearing on November 7, 2017. The Development Planning Department offers the following responses to the comments below and in the relevant sections throughout the report.

- i) Semi-detached dwellings should not be introduced on a street with only detached dwellings

The original development concept, shown on Attachment 7 included 4 semi-detached dwellings which have been removed in the current proposal, and replaced with 2 detached dwellings, for a total of 8 single detached dwellings.

- ii) The proposed driveways do not appear to have the same parking capacity as the existing driveways on the street, and will result in vehicles being parked on the street, which can cause safety issues for vehicles (including emergency vehicles, school buses, garbage trucks, snow plows) and pedestrians

Each proposed lot has a driveway that accommodates 2 tandem parking spaces, with one additional parking space in the garage, for a total of 3 parking spaces, in accordance with the requirements of Zoning By-law 1-88. Furthermore, street parking is permitted on Andy Crescent, an existing public road, in accordance with the regulations of City of Vaughan Parking By-law 1-96. There is also an existing sidewalk on Andy Crescent, opposite the Subject Lands, for pedestrians to use.

- iii) There are too many driveways located too close to each other, which does not provide adequate snow storage for the proposed lots

Sufficient space is provided within the landscaped areas located on either side of the driveways to accommodate snow removal.

- iv) There are too many lots being proposed for the site, the subject lands are well suited to accommodate the four lots currently approved

The original proposal for 10 units has been reduced to 8 units to accommodate larger lots and increased building setbacks. The Owner has demonstrated that 8 units can be appropriately accommodated on the Subject Lands.

- v) The exterior design of the dwellings will not be compatible with the design of the existing dwellings on Andy Crescent

The exterior cladding of the proposed single detached dwellings will be brick and stone, with no stucco, consistent with the materials used on the existing dwellings in the surrounding area.

- vi) This property contains numerous mature trees that should be maintained to preserve the tree canopy in the area

The Owner has submitted an Arborist Report, including a Tree Inventory, and a Tree Preservation Plan with the Application. A total of 34 trees are proposed to be removed from the Subject Lands due to poor condition and/or their location within or in close proximity to the proposed building footprints or proposed driveways, and four (4) at the request of the Owner. Three (3) large trees situated within the rear yards of the proposed lots, have been identified for preservation and protection during construction with tree protection fencing.

A Master Landscaping Plan, as shown on Attachment 6, has been submitted with the related Site Development application, that includes the planting of a new deciduous tree and shrubs in the front yard of each lot. A deciduous municipal street tree is also proposed for each lot.

- vii) The subject lands are home to multiple monitoring wells, and reports also indicate that methane gas liners were installed in the proposed development area of the subject lands and within existing properties along Regional Road 27

The Owner submitted Phase I and II Environmental Site Assessment ('ESA') reports for the Application, which were reviewed by the City's Environmental Engineer. The reports did not indicate any environmental concerns, nor identify any monitoring wells or methane liners on the Subject Lands. Furthermore, the

Subject Lands have been used as a detached residential dwelling since its construction in 1888, and the surrounding areas were historically agricultural.

The recommendation of the Committee of the Whole to receive the Public Hearing report of November 7, 2017, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Council on November 21, 2017.

Following the Public Hearing, residents in the area expressed concerns with respect to not receiving statutory notice of the Public Hearing for the Application. As such, the West Woodbridge Homeowners' Association and residents requested a community meeting to review the proposal. Vaughan Council, on February 21, 2018, adopted a resolution that the appropriate staff be directed to attend a future evening meeting convened by the Local Councillor with the residents.

Notice of the subsequent community meeting was mailed to all property owners on Andy Crescent and Iona Crescent and to the West Woodbridge Homeowners' Association. This meeting was held on March 20, 2018, at the Father E. Bulfon Community Centre where the same comments raised at the Public Hearing and identified through correspondence were reiterated by residents who attended the community meeting.

On February 22, 2019, the Vaughan Development Planning Department mailed a non-statutory courtesy notice of this Committee of the Whole Meeting to those individuals who submitted any written correspondence to the Development Planning Department, made deputation at the Public Hearing, or requested notification regarding the Application.

The Development Planning Department has required that a Site Development Application (File DA.18.105) be submitted to facilitate the development

Single detached residential development in a registered plan of subdivision outside of a heritage conservation district, is not subject to Site Development approval. Through the review of the Zoning By-law Amendment application, the Development Planning Department determined that the submission of a Site Development Application was appropriate to ensure that the proposed infill development, if approved, would integrate with the surrounding community (i.e. building materials) and in order to include conditions of approval related to landscaping, noise attenuation, servicing matters, and to collect securities towards required items such as the construction of the entry feature at the northeast corner of Regional Road 27 and Martin Grove Road. Site Development File DA.18.105 was submitted on December 3, 2018. Approval authority for the site plan remains with the Development Planning Department as it meets the criteria for delegated approval by City of Vaughan Site Plan Control By-law 123-2013.

This report includes information regarding the details of the proposed site plan.

Previous Reports/Authority

Nov. 7, 2017, Committee of the Whole Public Hearing (Item 3, Report No. 40, Recommendations 1 and 2)

Analysis and Options

The Development Planning Department has reviewed the Development in consideration of Provincial, Regional and Municipal land use policies and local planning context.

The Development is consistent with the Provincial Policy Statement, 2014 (the "PPS")

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

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

- Section 1.1.1 - to accommodate an appropriate range of residential, employment, institutional, recreation, park and open space uses;
- Section 1.1.3 - settlement areas being the focus of development, based on densities and land uses which efficiently use land, existing infrastructure and public service facilities; and,
- Section 1.4.1 - to provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents.

The Development shown on Attachments 3 to 6 includes single detached dwellings within a settlement area which efficiently utilizes the Subject Lands and the existing infrastructure (i.e. roads, water and sewage), and can be accommodated based on the existing available public service facilities (i.e. education, recreation, police and fire) available in the area. The proposed single detached dwellings are permitted and conform to the "Low-Rise Residential" land use designation in VOP 2010, and the

Development provides an appropriate transition from the Subject Lands to the existing surrounding community. On this basis, the Development is consistent with the PPS.

The Development conforms to the Growth Plan for the Greater Golden Horseshoe, 2017 (the “Growth Plan”)

The 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 to the Growth Plan.

The proposed single detached dwellings are consistent with the policy framework of the Growth Plan as the built form would utilize the Subject Lands more efficiently (i.e. increasing the number of developable lots on the Subject Lands from 4 to 8), make more efficient use of existing infrastructure, and provide housing at a higher density that is supportive of the Growth Plan objectives, specifically:

- Section 2.2.1 - directing growth to settlement areas with municipal water and wastewater systems, public service facilities, and public transit to support the achievement of complete communities; and
- Section 2.2.6 - providing a diverse mix of housing densities to meet the needs of current and future residents.

The Development shown on Attachments 3 to 6 is located within a settlement area and a delineated built up area that is compatible with the prevailing housing type within the existing neighbourhood, in accordance with VOP 2010. Accordingly, the Development conforms to the Growth Plan.

The Development conforms to the York Region Official Plan, 2010 (“YROP”)

The 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. 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.” It also states that “the mix and range of housing shall be consistent with Regional forecasts, and intensification and density requirements.”

To create high-quality, sustainable communities, Section 5.2.8.e. of the YROP requires the “highest standard of urban design, which ensures compatibility with and transition to surrounding land uses.”

Section 7.2.53 of the York Region Official Plan restricts access from developments adjacent to Regional streets to maximize efficiency of the Regional street system by utilizing existing local street access. The YROP also encourages pedestrian scale, safety, comfort and mobility, the enrichment of the existing area with attractive buildings, landscaping and public streetscapes. The Development conforms to the YROP.

The Development conforms to the Vaughan Official Plan 2010 (“VOP 2010”)

The Subject Lands are designated “Low-Rise Residential” by Vaughan Official Plan 2010 (“VOP 2010”), which permits residential uses including detached dwellings, semi-detached dwellings, townhouse dwellings, and public and private institutional buildings, in a low-rise built form no greater than three storeys, subject to the compatibility criteria in Section 9.1.2.2 of VOP 2010. There is no maximum density provision associated with this designation.

Section 2.2.3.3. of VOP 2010 states, “That limited intensification may be permitted in Community Areas as per the land use designations on Schedule 13 and in accordance with the policies of Chapter 9 of this Plan. The proposed development must be sensitive to and compatible with the character, form and planned function of the surrounding context”. The proposal conforms to this policy.

Section 9.1.2.2. of VOP 2010 states that, “in Community Areas with established development, new development be designed to respect and reinforce the existing physical character and uses of the surrounding area”. The Development is considered compatible for the following reasons:

- The proposed 8 lots have frontage on Andy Crescent, an existing public road in an approved and built subdivision.
- The Development is consistent with the prevailing building type on Andy Crescent (i.e. single detached dwellings).
- The proposed lot areas meet the minimum lot area requirement for the R3 Residential Zone, which is consistent with the existing lots on Andy Crescent.
- The proposed lot depths meet or exceed the lot depths of the existing lots on Andy Crescent that flank the Subject Lands on either side.
- The proposed lot frontages are less than the existing lot frontages on Andy Crescent as the proposed 8 lots are situated on the inner bend of the road,

therefore creating “pie-shaped” lots which typically have reduced lot frontage widths.

- The proposed rear yard setbacks meet or exceed the required minimum rear yard setback for the existing lots on Andy Crescent.
- Only 1 (Lot H) of the 8 proposed dwellings exceed the permitted maximum lot coverage for the R3 Residential Zone. The remaining lots are less than the maximum lot coverage permitted in the R3 Residential Zone for the existing lots on Andy Crescent.
- The height of the proposed dwellings is consistent with the height of the existing dwellings on Andy Crescent.

The City of Vaughan Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods ('Guidelines') applies to the Subject Lands

Council in October 2015, directed Staff to undertake a policy review of the Low-Rise Residential designation of VOP 2010 in recognition of the increased development pressure in stable residential neighbourhoods. The Policy Planning and Environmental Sustainability Department subsequently initiated the Community Area Policy Review for Low-Rise Residential Designations, which resulted in the Council adopted Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods ('Guidelines') and the Community Area Policy Review for Low-Rise Residential Designations Study ('Study'). The Guidelines were approved by Vaughan Council on October 19, 2016. The Study was approved by Vaughan Council on April 19, 2017. Official Plan Amendment Number 15, to implement the Study recommendations, was adopted by Vaughan Council on September 27, 2018, which has been forwarded to York Region for approval.

The Subject Lands are located within an established stable Community Area, where the Guidelines apply. Therefore, this Development is subject to the Guidelines as it is an infill development within an established low-rise neighbourhood in an identified stable Community Area.

Vaughan's established low-rise neighbourhoods can be placed into one of three categories:

- Large-Lot Neighbourhoods
- Medium-Lot Neighbourhoods
- Small-Lot Neighbourhoods

The neighbourhood where the Subject Lands are located is considered a Medium-Lot Neighbourhood based on the following characteristics:

- Lot frontages of 10 to 20 metres (33 to 65 feet)
- Front setbacks of 6 to 15 metres (20 to 50 feet)
- Interior side yard setbacks of typically 1.5 metres (5 feet)
- Rear setbacks of 7.5 to 10 metres (25 to 33 feet)
- Wide driveways
- Front yard landscaped area generally less than 50% of the yard
- Generally, two-storey detached houses

These characteristics are to be respected and reinforced by infill development. The Development has regard for these characteristics in the following manner:

- The front, rear, and interior side yard setbacks (including the setbacks to the existing neighbouring properties) meet the minimum requirements of the R3 Residential Zone
- The minimum front yard landscaping meets the requirement of the R3 Residential Zone
- The Development consists of only two-storey single detached dwellings, the prevailing dwelling type in this Community Area
- The height of the proposed dwellings does not exceed 9.5 m, which is the maximum permitted building height for the existing R3 Residential Zone
- The maximum driveway width meets or exceeds the requirement of the R3 Residential Zone
- Each lot has a private backyard

In addition to the above characteristics, the Development is consistent with the following characteristics of the surrounding existing low-rise neighbourhood:

- All the proposed dwellings front onto Andy Crescent, an existing public road
- All the proposed dwellings provide a front façade on Andy Crescent
- The proposed dwelling building materials are consistent with those used for dwellings in the immediately surrounding area (i.e. brick and stone, no stucco)

The proposed site-specific zoning exceptions would permit a development that is compatible with the existing and planned built form in the area

The Subject Lands are zoned R3 Residential Zone, as shown on Attachment 2, by City of Vaughan Zoning By-law 1-88, which permits detached dwellings on a lot with a minimum frontage of 12 m, a minimum lot area of 360 m² and a maximum lot coverage of 40%.

A Zoning By-law Amendment is required to permit the following site-specific exceptions to the R3 Residential Zone, to facilitate the Development:

Table 1

	Zoning By-law 1-88 Standard	R3 Residential Zone Requirements	Proposed Exceptions to the R3 Residential Zone Requirements
a.	Minimum Lot Frontage	12 m	8.6 m (Lot A) 7.2 m (Lot B) 7.1 m (Lot C) 7.1 m (Lot D) 6.6 m (Lot E) 7.3 m (Lot F) 7.8 m (Lot G) 8.9 m (Lot H)
b.	Maximum Lot Coverage	40%	40.91% (Lot H)
c.	Maximum Driveway Width	3.75 m	4 m (Lots A and H)

The Development Planning Department has reviewed and supports the proposed site-specific zoning exceptions to the R3 Residential Zone, for the following reasons:

a) Minimum Lot Frontage

This Application seeks to complete Andy Crescent with 8 single detached dwellings on 4 existing blocks within an approved subdivision plan. The Development represents a more efficient use and limited intensification of the Subject Lands in accordance with Provincial Policies and the policies of VOP 2010, utilizing lot frontages that are less than the 12 m minimum lot frontage requirement of the R3 Residential Zone. The proposed 8 lots are 'pie-shaped' due to their configuration and interface on the inner bend of Andy Crescent, as shown on Attachments 2 and 3, which also contributes to the reduced lot frontage. However, each of the proposed 8 lots meets the minimum lot area requirement and the proposed dwellings will meet the minimum setback (i.e. front, side and rear) requirements of the R3 Residential Zone. In addition, Lots A and H, which are adjacent to the existing residential lots on Andy Crescent, are

proposed to have wider lot frontages to provide a transition to the existing adjacent properties.

b) Maximum Lot Coverage

The proposed maximum of coverage of 40.91%, limited to only one lot (Lot H), is considered to be minor as it is less than 1% over the maximum permitted lot coverage.

c) Maximum Driveway Width

Lots A and H have been designed with the largest frontage to provide a better transition into the existing area. Lots A and H meet the minimum front yard landscaping requirements, despite the wider driveway. The Development Planning Department is satisfied that the zoning exception for a wider driveway width (0.25 m) limited to two lots, is minor and therefore meets the intent of Zoning By-law 1-88.

In consideration of the above, the Development Planning Department is satisfied that the proposed zoning exceptions to Zoning By-law 1-88 will facilitate a residential development that maintains the intent of VOP 2010 and is compatible with, but not identical to, the existing built form in the surrounding area.

The Planning Act, permits Vaughan Council to pass a resolution to permit a landowner 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 a landowner from applying for a Minor Variance Application(s) to the Committee of Adjustment within two (2) 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 Minor Variance Applications within two (2) years of the passing of a by-law amendment.

Should Council approve Zoning By-law Amendment File Z.17.020 the Development Planning Department has included a Recommendation to permit the Owner to apply for a Minor Variance application(s), if required, prior to the two-year moratorium in order to address minor zoning deficiencies that may arise through the finalization and construction of the Development.

Site Development File DA.18.105 is being reviewed by various City departments

The Development Planning Department is reviewing related Site Development File DA.18.105 in consideration of Zoning By-law Amendment File Z.17.020 and the local

land use planning and architectural context, and provides the following comments:

Site Plan

The proposed site plan (Attachment 3) consists of 8, two-storey single detached dwellings on 8 pie-shaped lots, with frontage on Andy Crescent. Access to each lot is proposed from Andy Crescent to individual private driveways. Snow storage can be accommodated on either side of the driveways and in the front yards of each lot.

Building Elevations

The typical building elevations for the proposed dwellings abutting the existing dwellings on Andy Crescent are shown on Attachment 4 (Lots A and H) and the proposed internal dwellings (Lots B to G) are shown on Attachment 5. The detached dwellings will not exceed 9.5 m in height and are proposed to be constructed with brick and stone, with a variation of colours, and no stucco will be used, which is consistent with the other dwellings on Andy Crescent. Each dwelling has a single-car or 1 ½-car garage with a driveway that can accommodate up to 2 vehicles parked in tandem, given that there is no public sidewalk between the existing street and proposed lots. Private amenity space will be provided in the front and rear yards of each lot.

Landscape Plan and Entry Feature

A Master Landscape Plan was submitted, as shown on Attachment 6, illustrating the proposed landscaping of the lots and the public right-of-way, and the location and details of the entry feature at the intersection of Regional Road 27 and Martin Grove Road. The Development Planning Department requires that the proposed entry feature wall, fencing, and plant material be consistent with the existing entry feature wall at the southeast corner of Regional Road 27 and Martin Grove Road, which includes changing the proposed wording of the entry feature from 'Sunfield' to 'Woodbridge Meadows' to be consistent with the existing entry feature wall on the opposite corner of the intersection. The final wall design shall conform to the design intent and colours used for the existing feature wall to the south.

Each lot is proposed to be landscaped with sod in the front and rear yards, and a combination of deciduous trees and shrubs in the front yard. A deciduous municipal tree will also be planted in front of each lot within the public right-of-way, where it does not conflict with the installation of any required street light poles.

Tree Removals

The By-law and Compliance, Licensing and Permit Services Department had charged the Owner with the removal of one (1) tree over 20 cm in diameter on the Subject Lands, without an approved Tree Removal Permit. The case was heard before the court

on February 8, 2018, wherein the Owner pled guilty. The resulting fine was paid by the Owner and the case was closed.

Arborist Report and Tree Preservation Plan

An Arborist Report and a Tree Preservation Plan prepared by a certified arborist was submitted with the Application and related Site Development File DA.18.105, which identifies the number, species, condition, and size (diameter) of the existing private trees that will be preserved or removed from the Subject Lands, including an assessment of the tree that was previously removed by the Owner, and the existing municipal trees that will be preserved or removed from the lands immediately abutting the Subject Lands.

A total of 34 privately-owned trees are proposed to be removed from the Subject Lands, of which 29 will require a permit(s) from the City to remove. Six (6) trees have been identified for removal due to their poor condition and thirteen (13) trees have been identified for removal because they are located within or near the proposed building footprints and/or proposed driveways. Another eleven (11) trees are both in poor condition and located within or near the proposed building footprints and/or proposed driveways. Four (4) trees in fair condition are proposed to be removed at the Owner's request. However, three (3) large trees (2 coniferous trees in fair and good condition respectively and 1 deciduous tree in very good condition) located within the rear yards of the proposed lots are proposed to be preserved and protected with tree protection fencing during construction.

City permits will also be required for the three (3) deciduous municipal trees proposed to be removed within the Andy Crescent right-of-way as they are located within the proposed driveways.

The Owner will be required to enter into a Tree Protection Agreement with the City for this Development, which includes the privately-owned trees and the municipal trees that are proposed to be removed or preserved, and the proposed replacement trees.

The Development Planning Department, Urban Design and Cultural Heritage Division, and the Parks Operations and Forestry Department are reviewing the Arborist Report and Tree Preservation Plan through the Site Development application process to confirm appropriate tree protection zones and removals, and to confirm what the required tree replacement and/or the appropriate compensation ('cash-in-lieu') amount is, if required, in accordance with the City's Council adopted Tree Protection Protocol and Tree Protection By-law 052-2018. This review includes the private tree that was previously removed from the Subject Lands. Trees less than 20 cm in diameter do not require compensation or need to be replaced under the City's protocol.

In instances where it has been determined by the City that more replacement trees are required than can reasonably be accommodated on the Subject Lands, a 'cash-in-lieu' payment may be made to the Forestry Tree Reserve Fund to fund tree planting on City-owned properties in the same community. The 'cash-in-lieu' payments can only be made if all the required replacement trees cannot be planted on the Subject Lands, in accordance with an approved Master Landscape Plan.

Cultural Heritage

The "Samuel McClure House" is located on the Subject Lands and is identified as a Property of Interest to the City's Cultural Heritage Division in the City of Vaughan Heritage Inventory. However, it was not added to the 2005 Register of Property of Cultural Heritage Value, nor any update to the List since that time. As such, there are no restrictions under the *Ontario Heritage Act* regarding the demolition of this structure and detached garage. A stamped Heritage Clearance form was issued by the Development Planning Department, Urban Design and Cultural Heritage Division on July 14, 2016, to allow a demolition permit to be issued by the City. This Heritage Clearance is now void as the ownership of the Subject Lands has changed since it was issued in July of 2016. A new Heritage Clearance is required prior to the execution of the Site Plan Agreement, accompanied by three (3) copies of an existing survey showing the building footprint to be demolished.

The Owner has submitted a Stage 1 & 2 Archaeological Assessment, a scoped Cultural Heritage Impact Assessment, and a letter from the Ministry of Tourism, Culture, and Sport confirming that the Stage 1 & 2 Archaeological Assessment meets the standards and guidelines issued by the Minister. The Cultural Heritage Division of the Development Planning Department is satisfied with the submitted documents and have no objection to the proposal. The Subject Lands are considered clear of all archaeological concern. However, the Owner is advised that the following standard clauses apply and shall be included in the implementing Site Plan Agreement:

- i) "Should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport, the City of Vaughan's Policy Planning and Urban Design and Recreation and Culture Departments shall be notified immediately".
- ii) "In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services".

The Development Planning Department, Urban Design and Cultural Heritage Division, will continue to work with the Owner to finalize the final site plan, master landscape plan, landscape cost estimate, tree preservation plan, entry feature and fence details, tree protection agreement and building elevations prior to the execution of the Site Plan Agreement, should the Application be approved.

The Development Engineering (“DE”) Department has no objection to the Zoning By-law Amendment application, and have provided the following comments

Environmental

Based on the review of the Phase 1 and Phase 2 Environmental Site Assessment reports and the Reliance Letter submitted with the Application, the Environmental Engineering Division is satisfied with the submitted documents and have no further concerns.

Lot Grading/Erosion and Sediment Control

The DE Department has reviewed the grading and erosion sedimentation control plans submitted in support of the Application and requires the submission of the finished floor elevations for the detailed design submission to the DE Department to ensure compliance with the grading plan. A cross-section of the subdrain is also required which shows that the drain is located within the Lot H property limits.

An existing concrete retaining wall located along the rear lot lines of proposed Lots E and F appears to support the existing frame garage structure. As the existing garage is slated for demolition to facilitate the Development, the design shall account for the removal of the retaining wall and match existing grades along the Martin Grove Road right-of-way. The Owner shall also ensure that the proposed acoustic barrier along the property line accounts for the removal of the retaining wall.

Water Servicing

The Subject Lands are proposed to be serviced primarily by an existing 200mm diameter watermain on the southwest side of Andy Crescent that was installed as part of existing Registered Plan of Subdivision 65M-2857. The Subject Lands are located within Pressure District (‘PD’) 5. The DE Department is satisfied that the Development can be adequately supplied with water service.

Sanitary Servicing

The Subject Lands are proposed to be serviced by an existing 200mm diameter sanitary sewer traversing on Andy Crescent that discharges to the Islington Collector sanitary sewer network. As the Development will increase the population density as specified by

the Woodbridge Meadows design, the Owner has supplied a downstream sanitary analysis to the intersection of Andy Crescent and Martin Grove Road. The DE Department is satisfied that the proposed lands can be adequately accommodated with sanitary service.

Storm Servicing and Stormwater Management

The Subject Lands are proposed to generally follow the stormwater drainage pattern currently applied for Woodbridge Meadows by splitting overland flow towards Andy Crescent and Martin Grove Road/Regional Road 27. Rear yard drainage is proposed to be collected by one (1) rear-lot catch basin ('RLCB') at the northwest corner of Lot A. No quantity or quality control measures are proposed. The DE Department is satisfied that the proposed lands stormwater outflow can be adequately serviced and accommodated as identified.

Transportation Engineering

The Transportation Engineering Division of the DE Department has reviewed the Traffic Opinion Letter ("Letter") prepared by Crozier Consulting Engineers, dated April 27, 2018, that was submitted with the Application. The Transportation Engineering Division has advised that all their transportation-related concerns pertaining to vehicle (i.e. school bus, garbage trucks etc.) maneuverability, parking, traffic, and driveway connections to Andy Crescent, have been adequately addressed by the Owner.

Noise

The DE Department has reviewed the Noise Impact Study Report prepared by J.E. Coulter Associates Ltd., dated July 12, 2018, that was submitted with the Application, which addresses potential noise sources and their impacts on the Development. The Owner is advised that the noise attenuation requirements, including noise warning clauses in the Offers of Purchase and Sale or Lease, as recommended by the Noise Impact Study Report shall be included in the implementing Site Plan Agreement.

The DE Department has no objections to the Development and will continue to work with the Owner to finalize all plans and reports, prior to the execution of the Site Plan Agreement, if the Application is approved.

Servicing Capacity Allocation is available for the Development

On February 21, 2018, the City's latest annual servicing capacity allocation strategy report was endorsed by Vaughan Council. The Development, through the Zoning By-law Amendment File Z.17.020, was reserved servicing capacity in the same report.

Accordingly, servicing capacity to related Site Development File DA.18.105 is available and unrestricted. Therefore, staff recommend that Vaughan Council adopt the resolution to allocate water and sewage servicing capacity included in the Recommendations of this report.

The Office of the City Solicitor, Real Estate Department has no objection to the Development

The Real Estate Department has provided the following conditions that will be included in the Site Plan Agreement, if the Application is approved:

“The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the Subject Lands, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's Cash-In-Lieu of Parkland Policy.

The Owner shall submit an appraisal of the Subject Lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.”

A condition to this effect will be included in the Site Plan Agreement, if the Application is approved.

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

The Financial Planning and Development Finance Department has advised that prior to the issuance of a Building Permit, the Owner shall pay to the City the applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, York Region, York Region District School Board and the York Catholic District School Board.

A condition to this effect will be included in the Site Plan Agreement, if the Application is approved.

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

The Parks Development Department have reviewed the Application and has no objection, subject to cash-in-lieu of parkland dedication being provided.

A Part-Lot Control Application is required to create the proposed lots

Should LPAT approve the Application, the Owner will be required to submit a Part-Lot Control Application to facilitate the creation of the proposed 8 lots within the existing registered plan of subdivision following the enactment of the implementing Zoning By-law.

The School Boards have no objection to the Development

The York Region District School Board and York District Catholic School Board have reviewed the Development and advised that they have no objection to or any conditions of approval.

Canada Post has no objection to the Development

Canada Post has no objection to the Development, as provisions are already in place with regard to mail delivery for the above noted project. Mail delivery will be from a new or existing Canada Post Community Mailbox in the immediate vicinity.

Financial Impact

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

Broader Regional Impacts/Considerations

York Region has reviewed the Application and has advised that it has no objection on the basis that it is considered to be a matter of local significance, which does not affect Regional policies. York Region is also reviewing the related Site Development File DA.18.105. The Owner shall satisfy all requirements, if any, identified by York Region.

Conclusion

The Development Planning Department has reviewed Zoning By-law Amendment File Z.17.020 in consideration of the Provincial Policy Statement, the Growth Plan, policies of the York Region Official Plan and Vaughan Official Plan 2010, the requirements of Zoning By-law 1-88, comments from area residents, City Departments and external public agencies, and the area context.

The Owner seeks approval of 8 single detached dwellings on lots fronting onto an existing public road in a previously approved Plan of Subdivision. The Development is consistent with and conforms to the Provincial Policies, the York Region Official Plan and the Vaughan Official Plan 2010 and is compatible with the existing and planned land uses in the surrounding area and represents good planning. On this basis, the Development Planning Department recommends that the Zoning By-law Amendment Application be approved, subject to the Recommendations in this report.

For more information, please contact Letizia D'Addario, Planner, Development Planning Department, at extension 8213.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Zoning and Site Plan
4. Building Elevations (Typical) for Dwelling Units Abutting Existing Residential (Lots A and H)
5. Building Elevations (Typical) for Interior Dwelling Units (Lots B to G)
6. Master Landscape Plan and Entry Feature
7. Original Development Concept Considered at November 7, 2017, Public Hearing

Prepared by

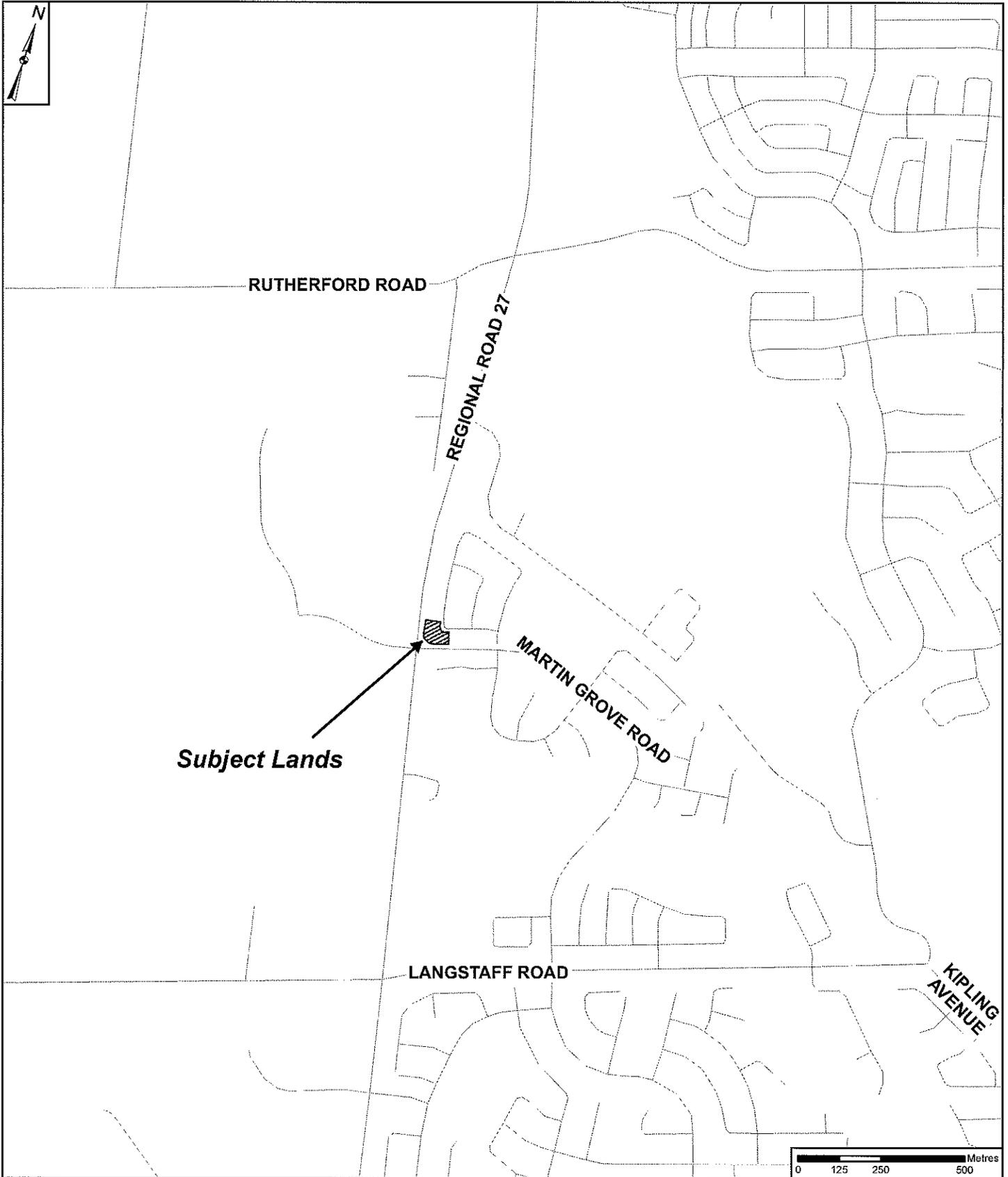
Letizia D'Addario, Planner, ext. 8213

Clement Messere, Senior Planner, ext. 8409

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

Mauro Peverini, Director of Development Planning, ext. 8407

/LG



Context Location Map

LOCATION:
Part Lot 13, Concession 8

APPLICANT:
Sunfield Homes (Hwy 27) Ltd.

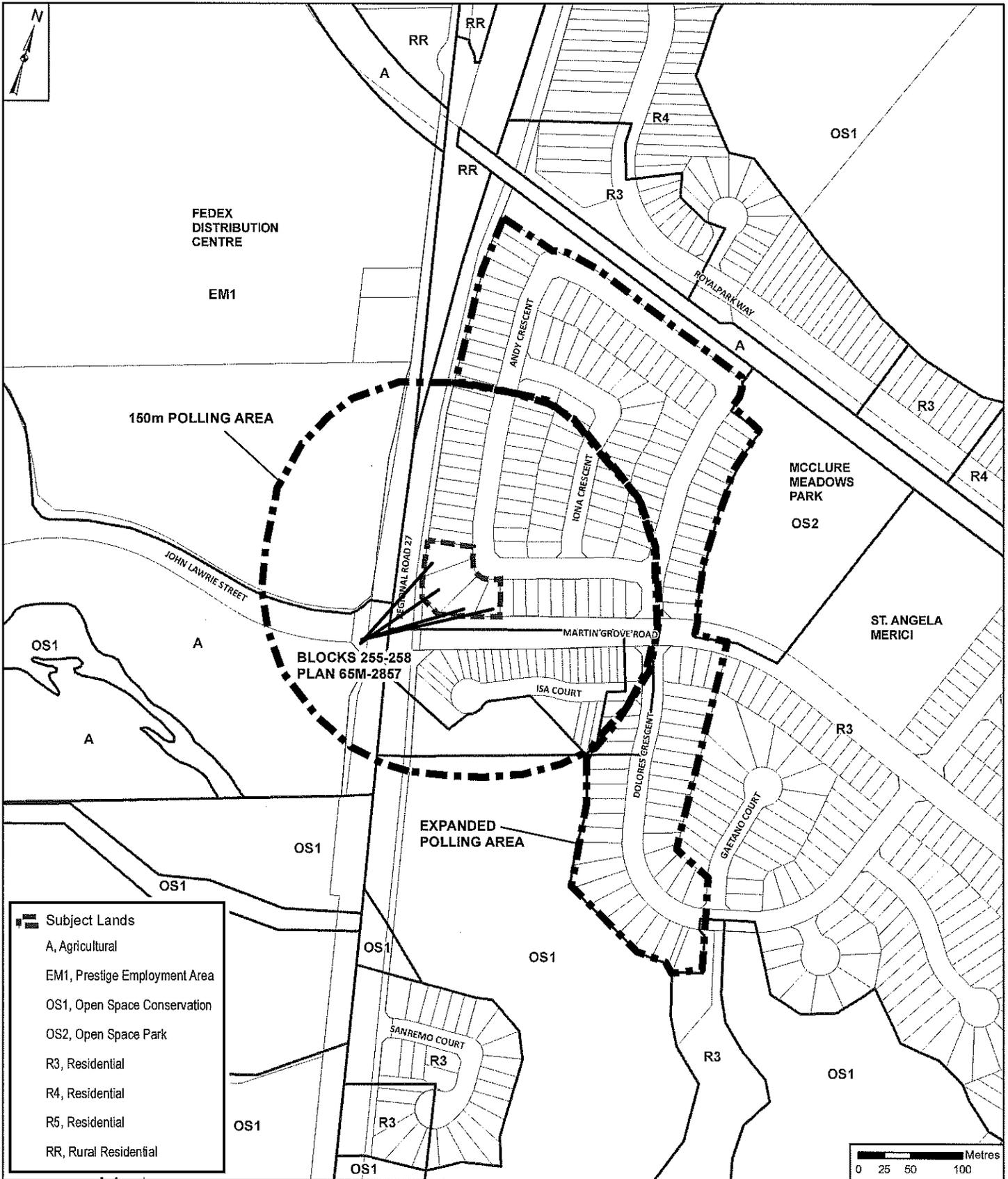


Page 179

Attachment

FILE:
Z.17.020
RELATED FILE:
DA.18.105
DATE:
March 5, 2019
Printed on: 1/29/2019

1



Location Map

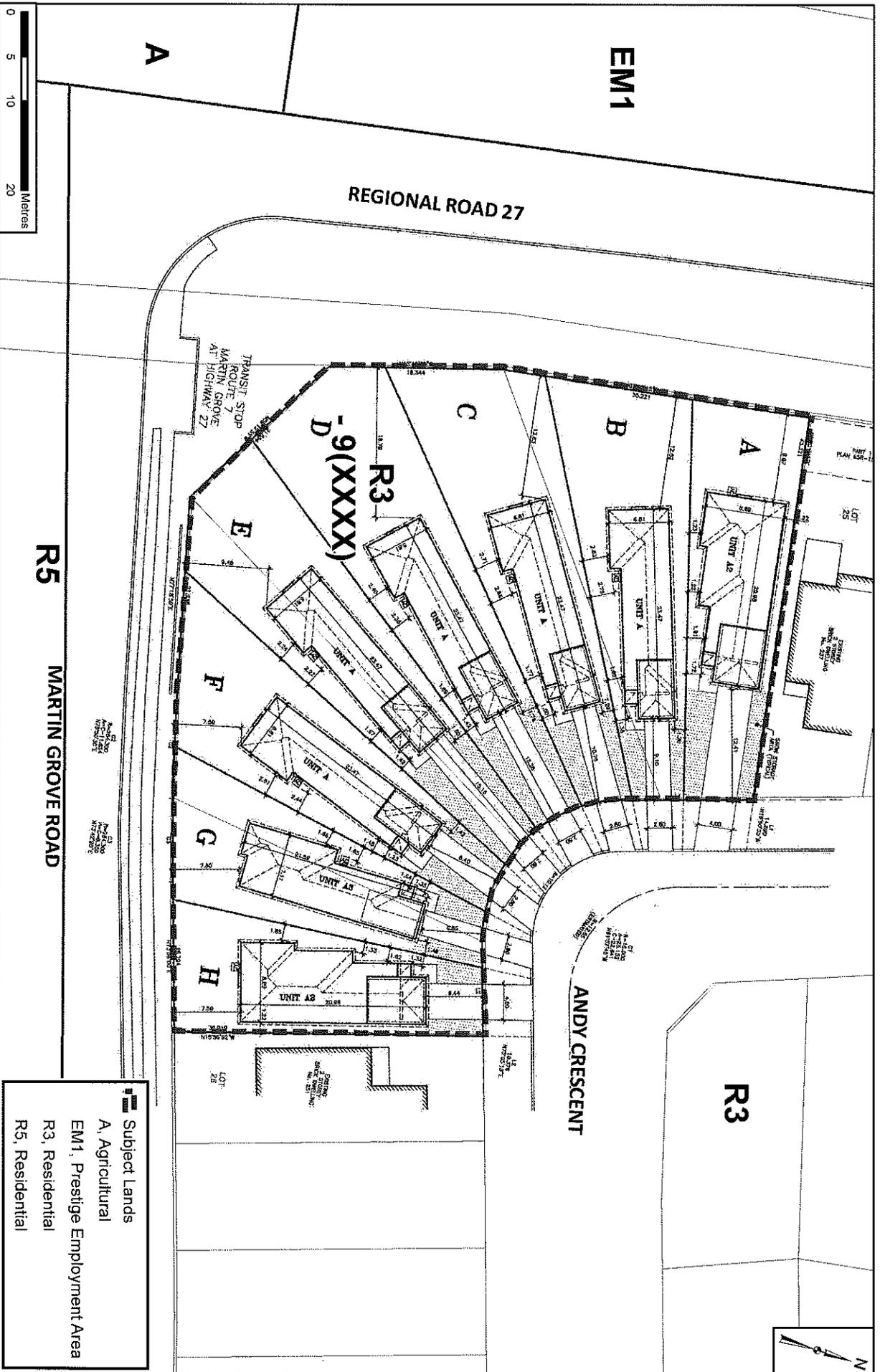
LOCATION:
Part Lot 13, Concession 8

APPLICANT:
Sunfield Homes (Hwy 27) Ltd.

Attachment

FILE:
Z.17.020
RELATED FILE:
DA.18.105
DATE:
March 5, 2019
Printed on: 2/1/2019

2



Proposed Zoning and Site Plan

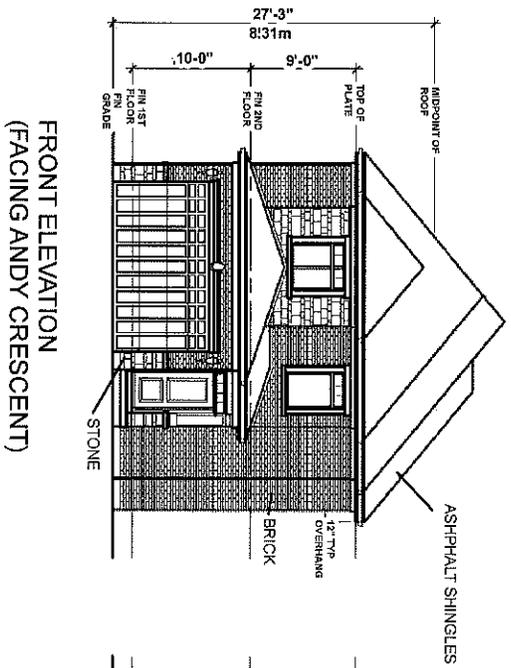
LOCATION:
Part Lot 13, Concession 8

APPLICANT:
Sunfield Homes (Hwy 27) Ltd.

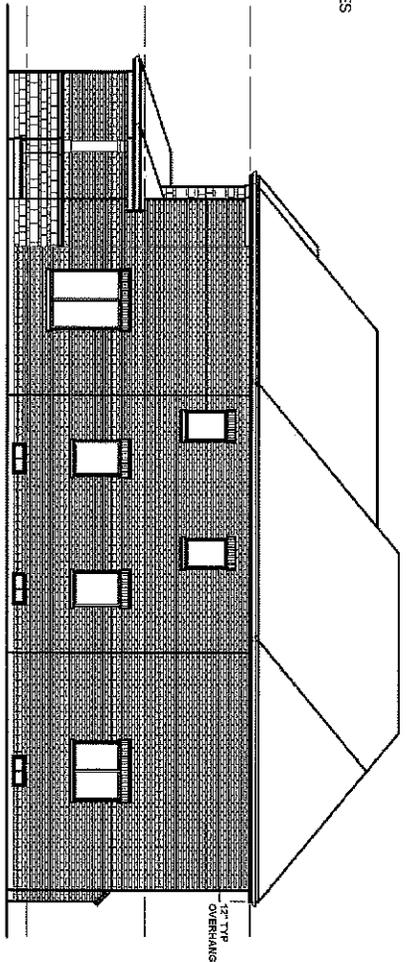


Attachment

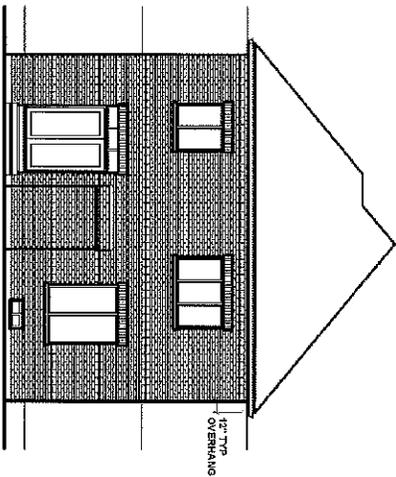
FILE: Z.17.020
RELATED FILE: DA.18.105
DATE: March 5, 2019



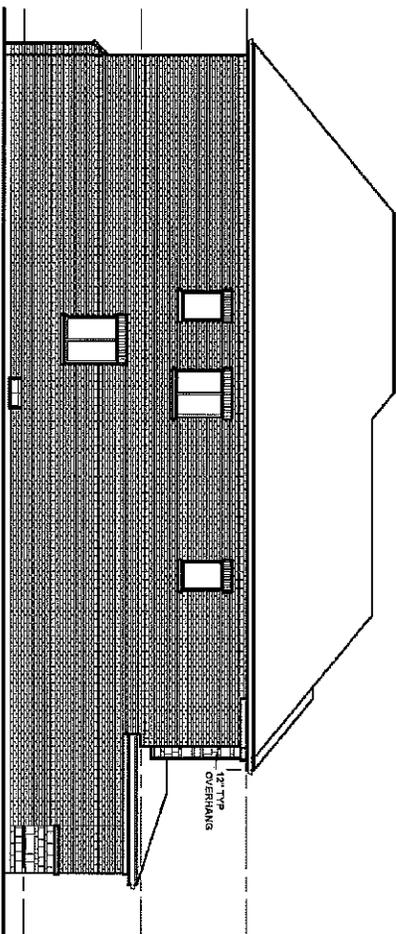
FRONT ELEVATION
(FACING ANDY CRESCENT)



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION
(ABUTTING EXISTING DWELLING)

Building Elevations (Typical) for Dwelling Units Abutting Existing Residential (Lots A & H)

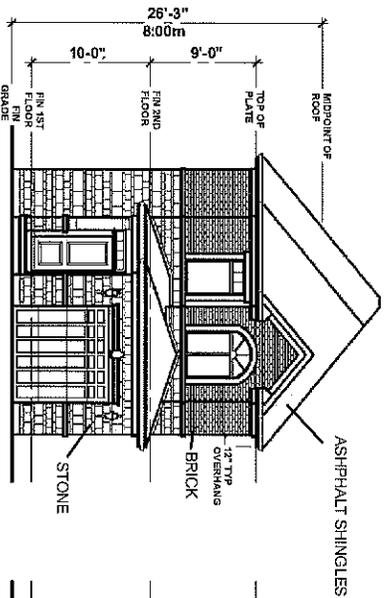
Attachment

LOCATION:
Part Lot 13, Concession 8

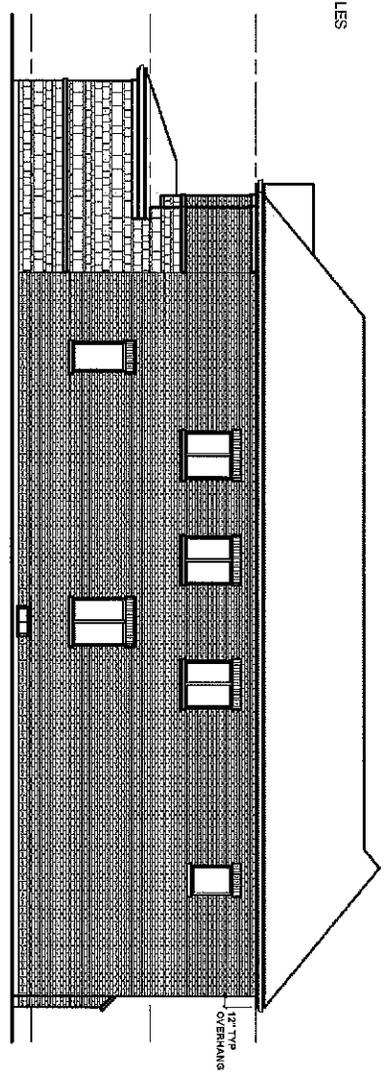
APPLICANT:
Sunfield Homes (Hwy 27) Ltd.

Document Path: N:\GIS_Archive\Attachments\DA\DA_18_105\DA_18_105_2-17-020_CW_ElevationPlan.mxd

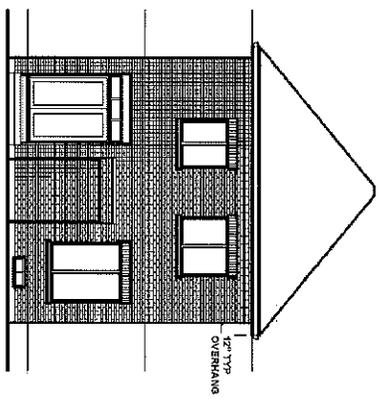




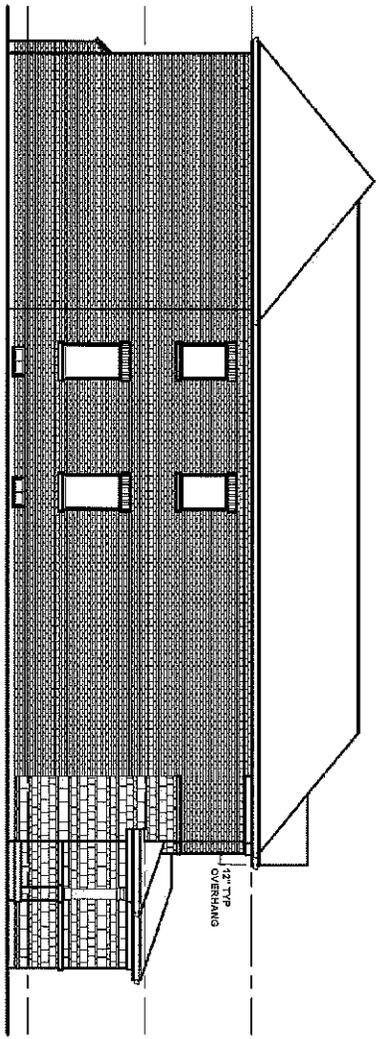
FRONT ELEVATION
(FACING ANDY CRESCENT)



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

Building Elevations (Typical) for Interior Dwelling Units (Lots B-G)

LOCATION:

Part Lot 13, Concession 8

APPLICANT:

Sunfield Homes (Hwy 27) Ltd.

Document Path: N:\GIS_Archive\Subarea\units\DA\DA_18_105DA_18_105_Z-17_020_CW_Elevation\Plan2.rxd



Attachment

FILE:

Z.17.020

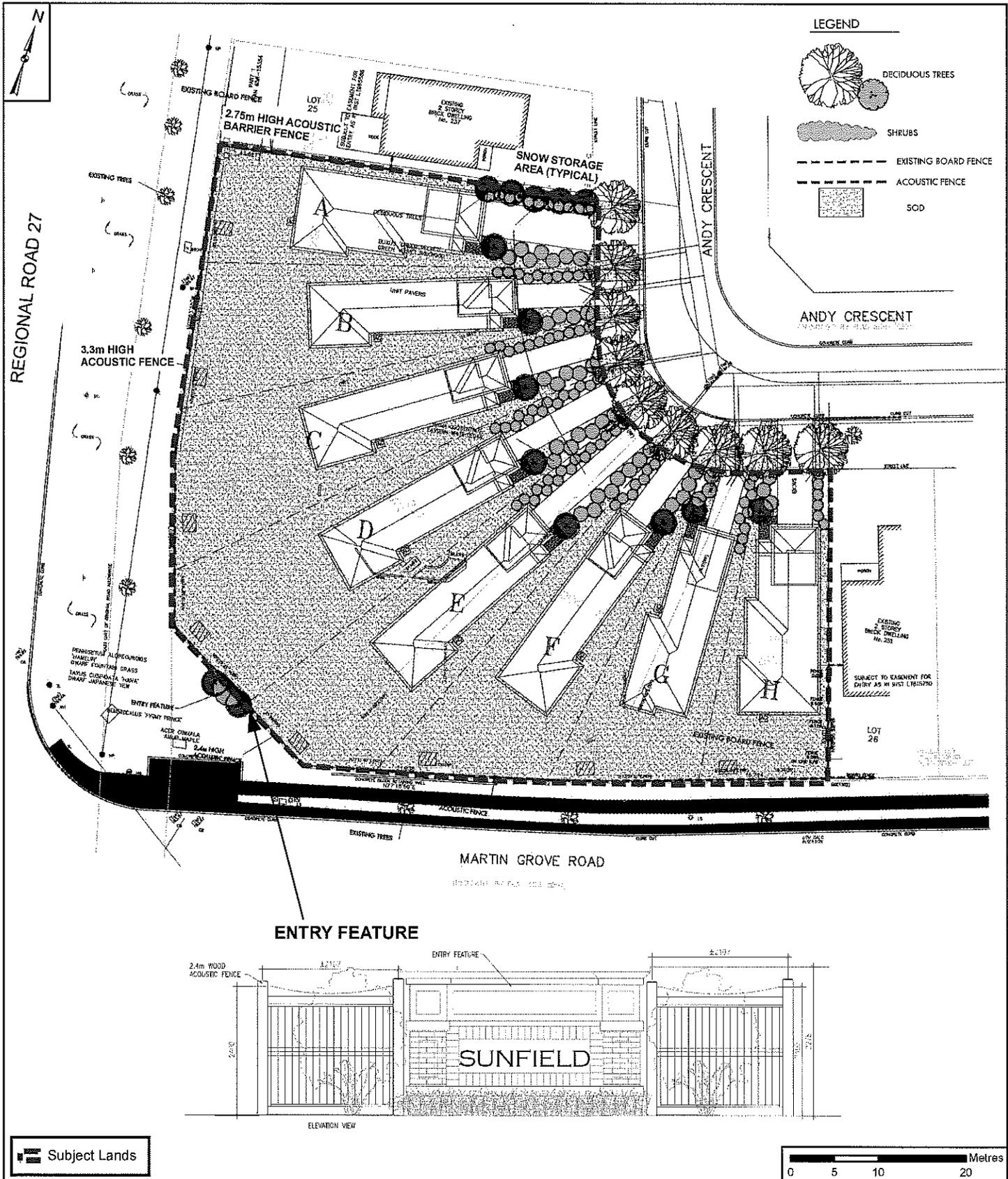
RELATED FILE:

DA.18.105

DATE:

March 5, 2019

5



Master Landscape Plan and Entry Feature

LOCATION:
Part Lot 13, Concession 8

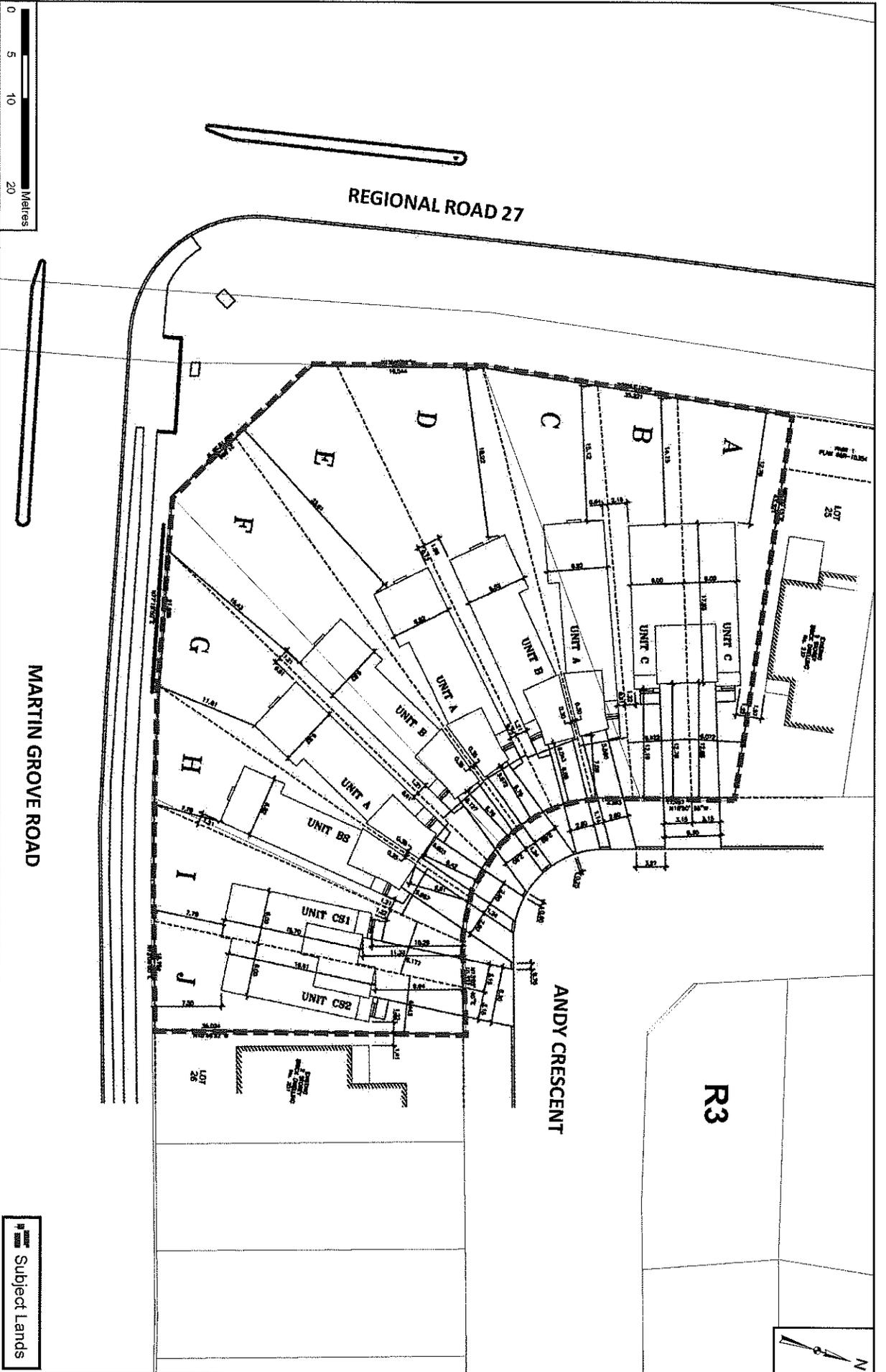
APPLICANT:
Sunfield Homes (Hwy 27) Ltd.

Attachment

FILE:
Z.17.020
RELATED FILE:
DA.18.105
DATE:
March 5, 2019
Printed on: 2/4/2019

6

Document Path: N:\GIS_Archive\Attachments\DA\DA.18.105\DA.18.105_Z.17.020_CW_LandscapePlan.mxd



Original Development Concept Considered at November 7, 2017, Public Hearing

LOCATION:
Part Lot 13, Concession 8

APPLICANT:
Sunfield Homes (Hwy 27) Ltd.



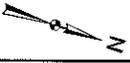
MARTIN GROVE ROAD

REGIONAL ROAD 27

ANDY CRESCENT

R3

Subject Lands



Attachment

FILE:
Z.17.020

RELATED FILE:
DA.18.105

DATE:
March 5, 2019

7

c. 7
Communication
COUNCIL: March 19/19
Addendum 3

Ferrante, Assunta

From: Tony Longo [REDACTED]
Sent: Sunday, March 17, 2019 5:44 PM
To: Clerks@vaughan.ca; Iafrate, Marilyn; Jackson, Linda; Rosati, Gino; Ferri, Mario; Racco, Sandra; Carella, Tony; DeFrancesca, Rosanna; Bevilacqua, Maurizio; Shefman, Alan
Subject: Proposal - Vaughan Sports Village Park Lands

Follow Up Flag: Follow up
Flag Status: Flagged

Dear City Clerk and Members of Council,

We would like to request that any and all meetings regarding the Sports Village take place in the evening. This is to ensure access for all community residents, including students, working family members, and the senior's of the Villa Giardino Retirement Community.

The proposed sale of a public park is a very serious matter that will impact our entire community forever, and it is our hope that this matter is also taken very seriously by Council.

Thank you,

Longo Family
Residents of Vaughan

NICHOLAS C. TIBOLLO

PROFESSIONAL CORPORATION
LITIGATION LAWYERS

133 Milani Blvd., SUITE 100
Vaughan, ONTARIO L4H 4M4

TELEPHONE: (416) 975-0002
FACSIMILE: (416) 975-8002

NICHOLAS C. TIBOLLO
EXTENSION: 100
EMAIL: NTIBOLLO@TIBOLLOLAW.COM

18 March 2019

URGENT

Sent via email: rebecca.hall-mcguire@vaughan.ca

Rebecca Hall-McGuire, Legal Counsel
Office of the City Solicitor
2141 Major MacKenzie Drive, 4th Floor
Vaughan, Ontario
L6A 1T1

Dear Ms Hall-McGuire,

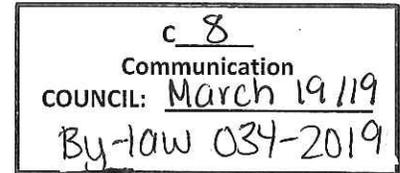
RE: Humberplex Developments Inc. -“On the Boulevard Community”

Thank you for your letter dated and received by email.

Firstly, the issues that I have raised in my earlier correspondence relate to Phases 1, 2 and 3 of this development and not only Phase 3.

Secondly, I am concerned that the City is contemplating the assumption of the roadway referenced in your letter. Attached are several photographs of the roadway that the City of Vaughan is contemplating assuming. This is unacceptable.

I would like an opportunity to address the Mayor and Council at the March 19, 2019 meeting commencing at 1 pm regarding the contemplated assumption of the roadway.



Please confirm that I may do so.

Yours very truly,

NICHOLAS C. TIBOLLO

PROFESSIONAL CORPORATION

Per:



Nicholas C. Tibollo

Nct

Encl.

Mayor Maurizio Bevilacqua maurizio.bevilacqua@vaughan.ca

Mario Ferri Mario.ferri@vaughan.ca

Gino Rosati gino.rosati@vaughan.ca

Linda Jackson Linda.jackson@vaughan.ca

Marilyn Iafrate marilyn.iafrate@vaughan.ca

Tony Carella tony.carella@vaughan.ca

Rosanna DeFrancesca rosanna.defrancesca@vaughan.ca

Sandra Yeung Racco Sandra.racco@vaughan.ca

Alan Shefman alan.shefman@vaughan.ca

Tim Simmonds- City Manager tim.simmonds@vaughan.ca

Jason Schmidt-Skoukri, Deputy City Manager, Planning and Growth management

Jason.Schmidt-Shoukri@vaughan.ca

rose.magnifico@vaughan.ca

Sam Hall, Legal Counsel, The City of Vaughan sam.hall@vaughan.ca

Andrew Pearce, Director Development Engineering, The City of Vaughan

Andrew.pearce@vaughan.ca

Frank Suppa, Manager Development Inspection & Grading, The Corporation of the City of Vaughan frank.suppa@vaughan.ca













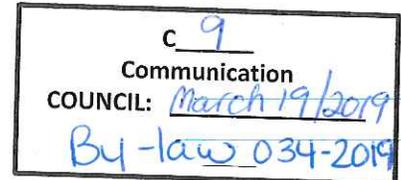
NICHOLAS C. TIBOLLO
PROFESSIONAL CORPORATION
LITIGATION LAWYERS

133 Milani Blvd., SUITE 100
Vaughan, ONTARIO L4H 4M4

TELEPHONE: (416) 975-0002
FACSIMILE: (416) 975-8002

NICHOLAS C. TIBOLLO
EXTENSION: 100
EMAIL: NTIBOLLO@TIBOLLOLAW.COM

18 March 2019



URGENT

Delivered

City of Vaughan – Andrew Pearce
2141 Major MacKenzie Drive, 4th Floor
Vaughan, Ontario
L6A 1T1

Dear Mr. Pearce,

RE: Humberplex Developments Inc. - "On the Boulevard Community"

Please find enclosed an engineering report by Condeland Engineering Ltd that was forwarded to us.

We are not sure if the City has a copy of this report, but the City should be made aware of this. On behalf of the residents of the Humberplex Development, the City has an obligation that the tax payer's money is protected.

Yours very truly,

NICHOLAS C. TIBOLLO
PROFESSIONAL CORPORATION
Per:

A handwritten signature in blue ink, appearing to be "N. Tibollo".

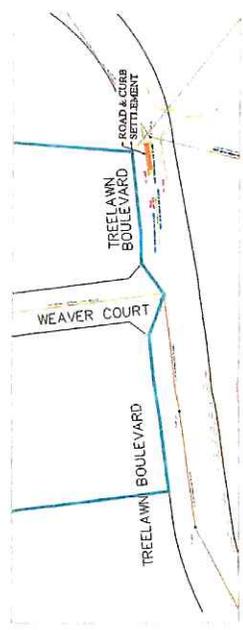
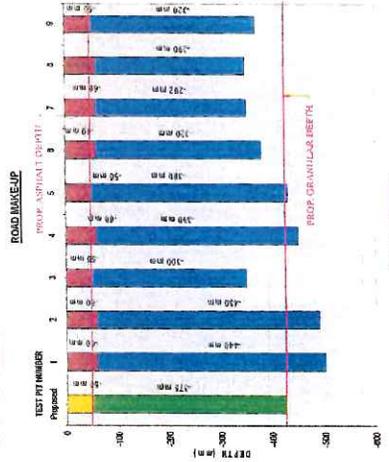
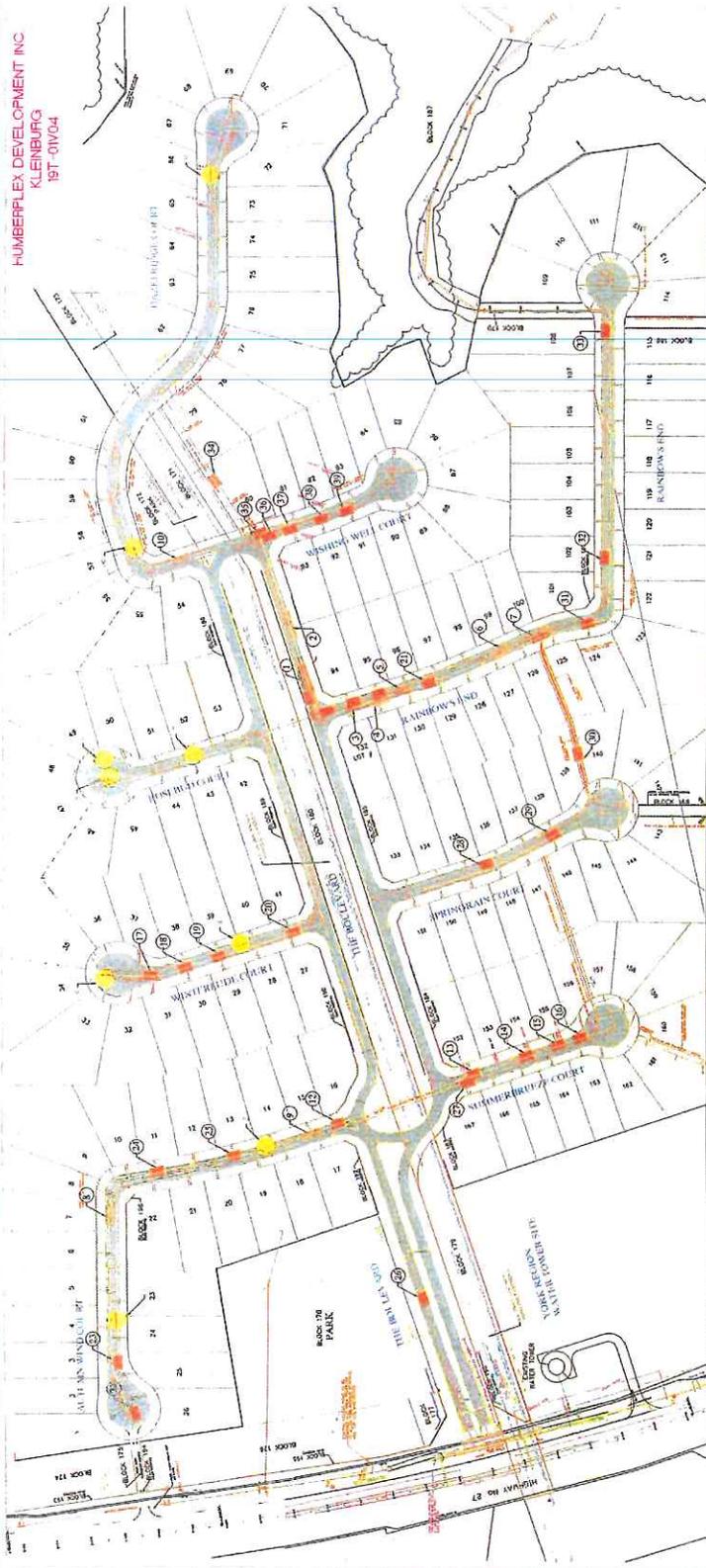
Nicholas C. Tibollo

Nct

Encl.

cc: Tim Simmonds
Frank Suppa

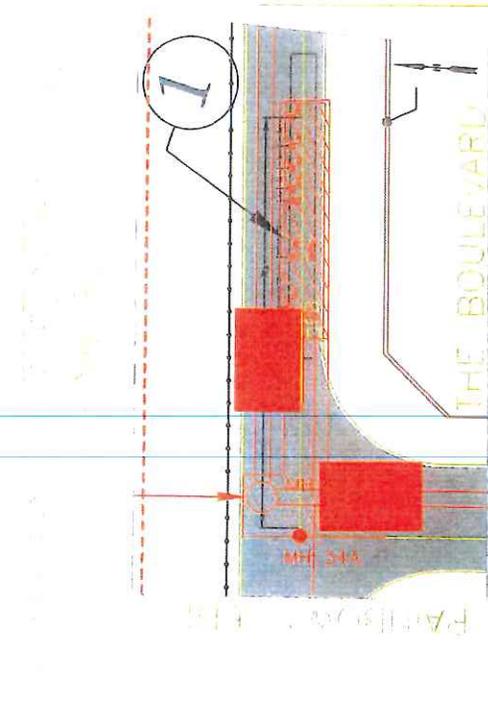
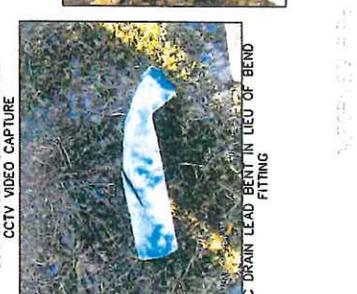
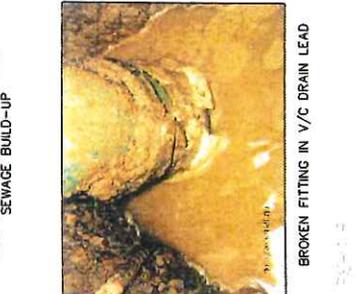
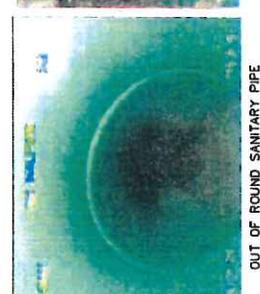
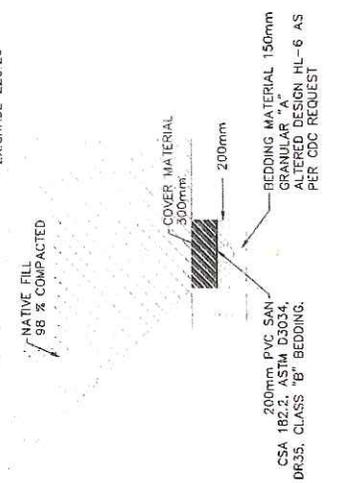
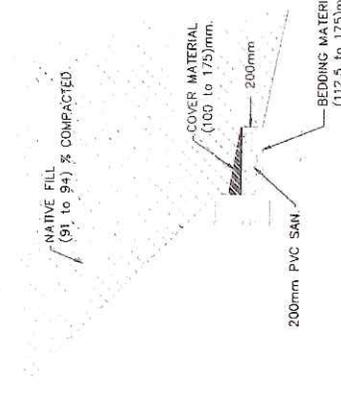
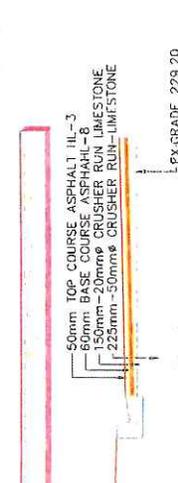
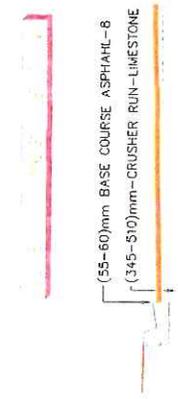
HUMBERPLEX DEVELOPMENT INC
KLEINBURG
19T-01W/04



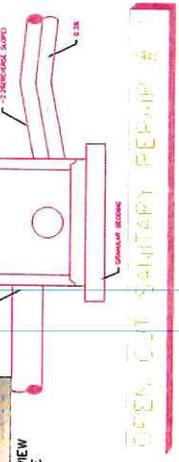
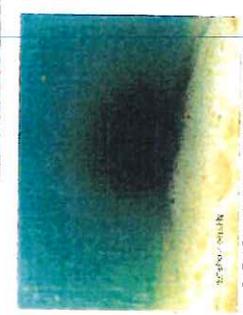
- OPEN CUT SAN. REPAIR LOCATION (1-11)
- DETERMINED DEFICIENCY-OPEN CUT/TRENCH LESS REPAIR (21-39)
- TRENCH LESS SAN. REPAIR LOCATION (12-20)
- ROAD BASE TEST HOLE LOCATION (1-9)

SEWER REPAIR PLAN	
DATE: 10/12/2011	SCALE: 1"=100'
PROJECT: 19T-01W/04	DATE: 10/12/2011
DESIGNER: [Name]	CHECKED: [Name]
DRAWN: [Name]	DATE: [Date]
PROJECT NO: [Number]	SHEET NO: [Number]

PREPARED BY: [Name]



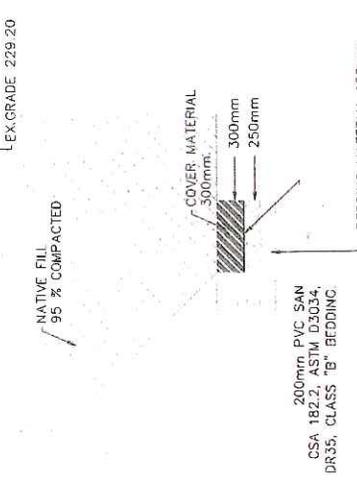
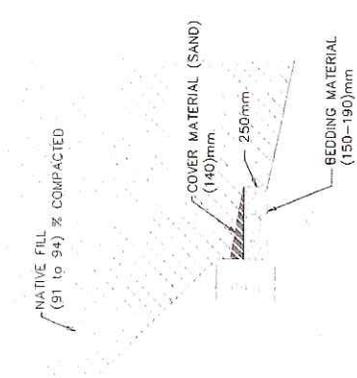
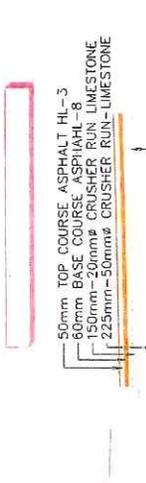
ESTIMATED LENGTH OF REPAIR = 20.90m
ACTUAL LENGTH OF REPAIR = 00.00m



BROKEN FITTING ON VALVE CHAMBER LEAD.

BROKEN FITTING IN V/C DRAIN LEAD

V/C DRAIN LEAD BENT IN TIE OF BEND FITTING

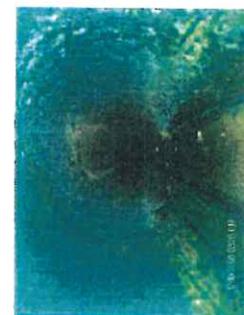


200mm PVC SAN
CSA 182.2, ASTM D3034,
DR35, CLASS 'B' BEDDING.

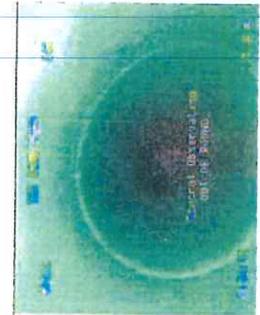
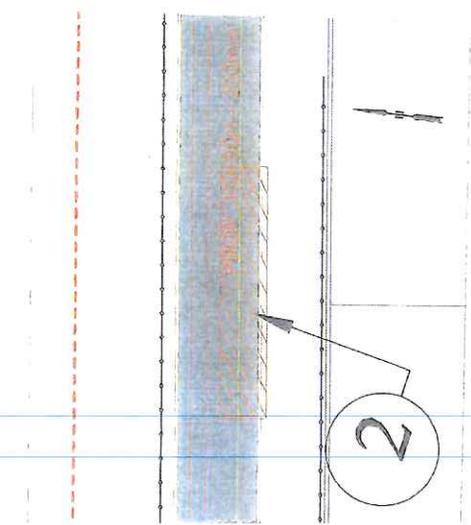
BEDDING MATERIAL 150mm
GRANULAR
ALTERED DESIGN HL-6 AS PER CDC REQUEST



OUT OF ROUND SANITARY PIPE



OUT OF ROUND SANITARY PIPE



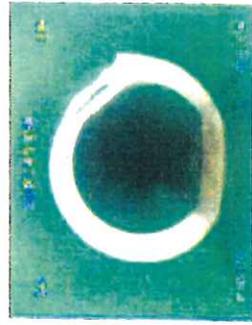
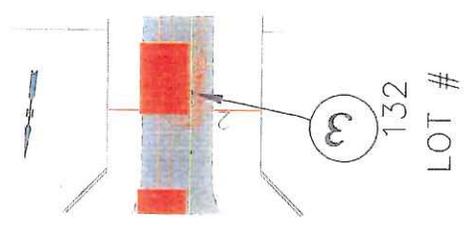
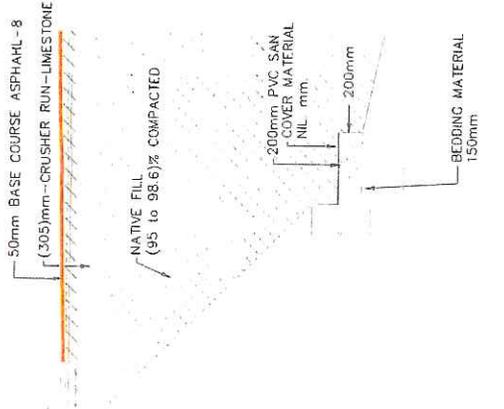
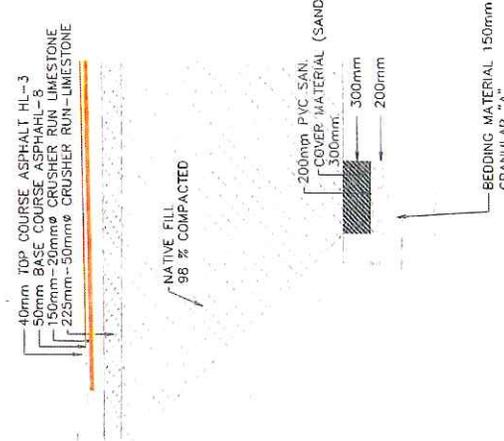
OUT OF ROUND SANITARY PIPE
CCTV VIDEO CAPTURE

ESTIMATED LENGTH OF REPAIR = 9.00m
ACTUAL LENGTH OF REPAIR = 00.00m

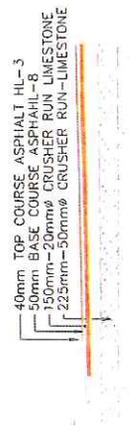


SEWAGE BUILD-UP IN SANITARY PIPE





40mm TOP COURSE ASPHALT HL-3
50mm BASE COURSE ASPHALT-8
150mm-20mmØ CRUSHER RUN LIMESTONE
225mm-50mmØ CRUSHER RUN-LIMESTONE

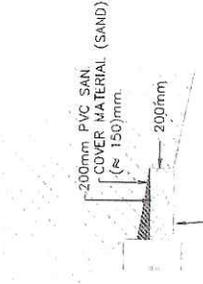


NATIVE FILL
95% COMPACTED

200mm PVC SAN
COVER MATERIAL
300mm

BEDDING MATERIAL 150mm
GRANULAR "A"
ALTERED DESIGN HL-6 AS PER GDC REQUEST

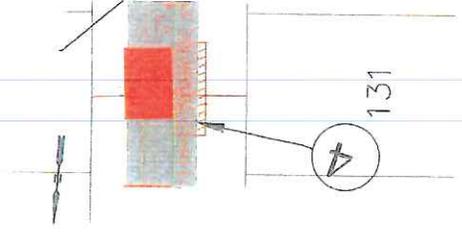
(50-65)mm BASE COURSE ASPHALT-8
(280-360)mm CRUSHER RUN-LIMESTONE



NATIVE FILL
(95 to 98.2)% COMPACTED

200mm PVC SAN
COVER MATERIAL (SAND)
(≈ 150)mm

BEDDING MATERIAL
150mm



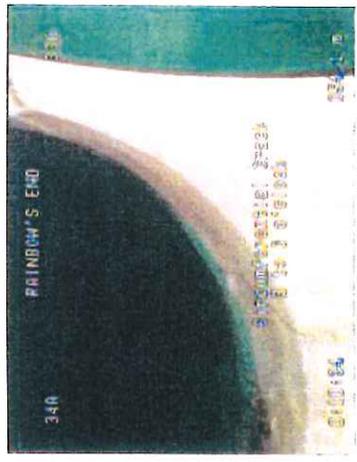
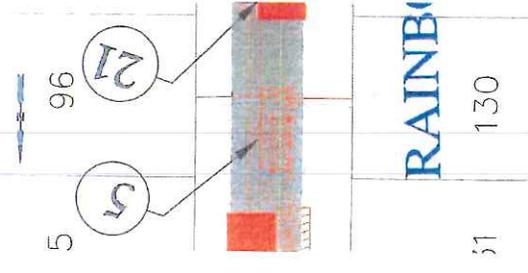
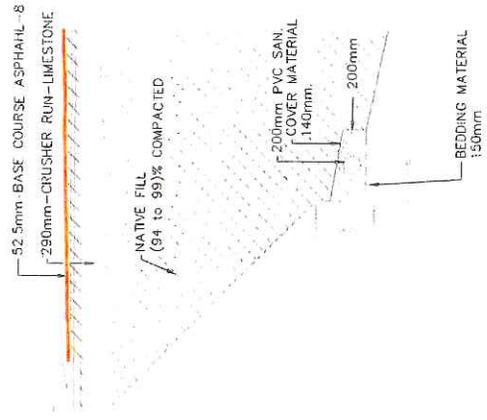
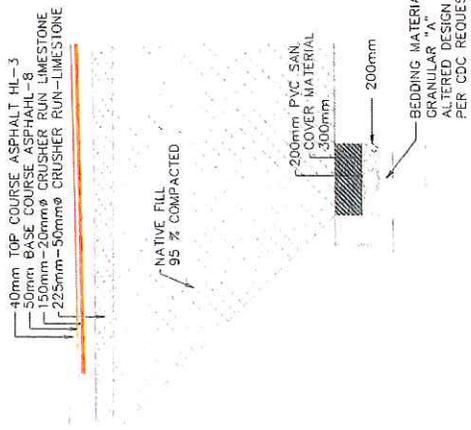
131



CRACKED TEE CONNECTION
CCTV VIDEO CAPTURE



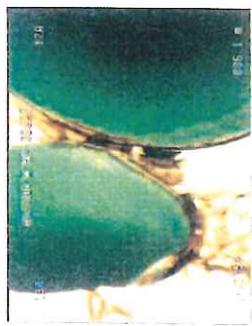
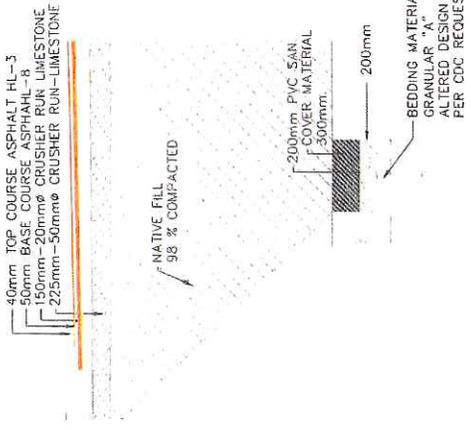
SURROUNDING MATERIAL SLOUGHING DUE
TO INADEQUATE COMPACTION



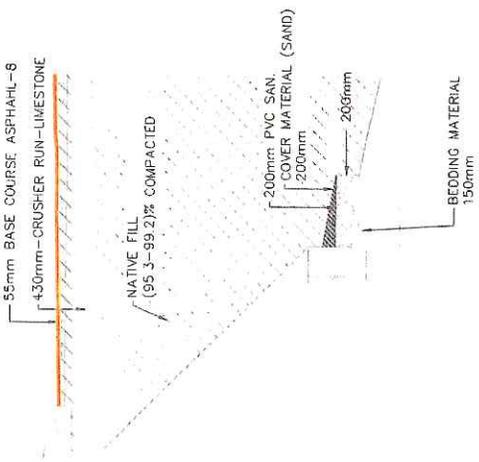
CRACK INSIDE TEE CONNECTION
 CCTV VIDEO CAPTURE



CRACK INSIDE TEE CONNECTION



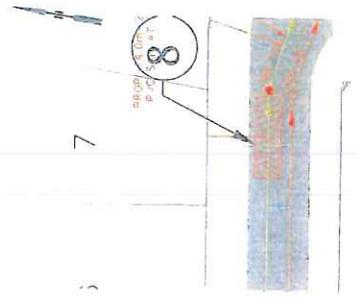
BROKEN SANITARY TEE CONNECTION
CCTV VIDEO CAPTURE



BROKEN SANITARY TEE CONNECTION
CCTV VIDEO CAPTURE



SANITARY LEAKAGE @ TEE CONNECTION



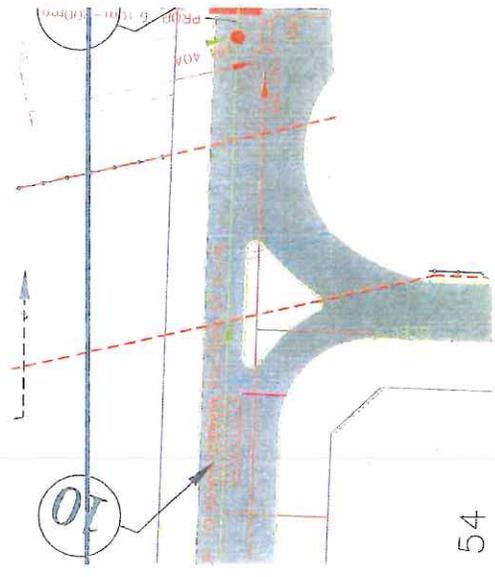
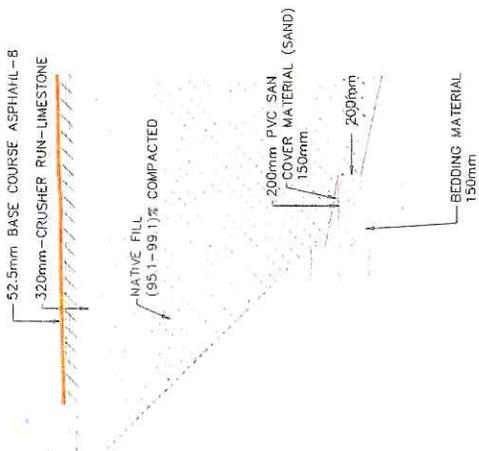
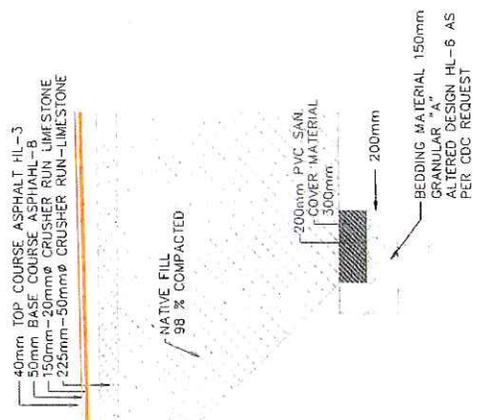
BLOCK 196-
(0.3m RESERVE)

22



BROKEN SANITARY TEE CONNECTION
CCTV VIDEO CAPTURE





54



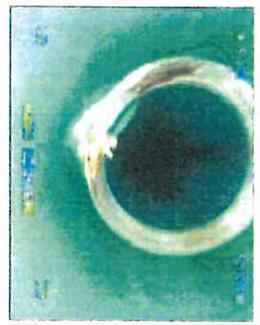
BROKEN SANITARY TEE CONNECTION
 CCTV VIDEO CAPTURE



BROKEN TEE SANITARY CONNECTION



BROKEN SANITARY TEE CONNECTION
 CCTV VIDEO CAPTURE

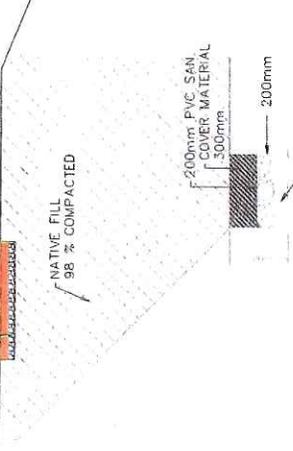


BROKEN SANITARY TEE CONNECTION
 CCTV VIDEO CAPTURE





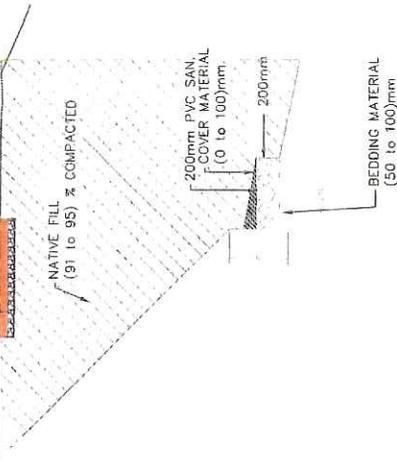
EXISTING CONCRETE SIDEWALK
 GRANULAR "A" BEDDING COMPACTED TO
 95% STANDARD PROCTOR DENSITY



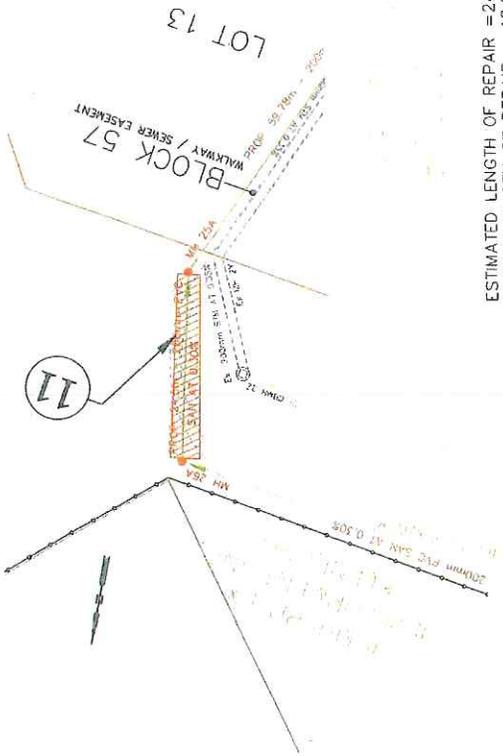
200mm PVC SAN
 COVER MATERIAL
 300mm
 200mm
 BEDDING MATERIAL 150mm
 GRANULAR "A"
 ALTERED DESIGN HI-6 AS
 PER CDC REQUEST



EXISTING CONCRETE SIDEWALK
 GRANULAR "A" BEDDING COMPACTED TO
 95% STANDARD PROCTOR DENSITY



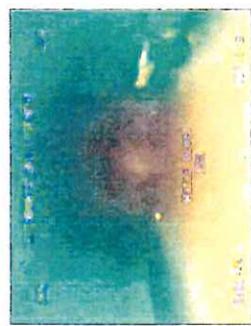
200mm PVC SAN
 COVER MATERIAL
 (0 to 100)mm
 200mm
 BEDDING MATERIAL
 (50 to 100)mm



ESTIMATED LENGTH OF REPAIR = 24.50m
 ACTUAL LENGTH OF REPAIR = 18.00m

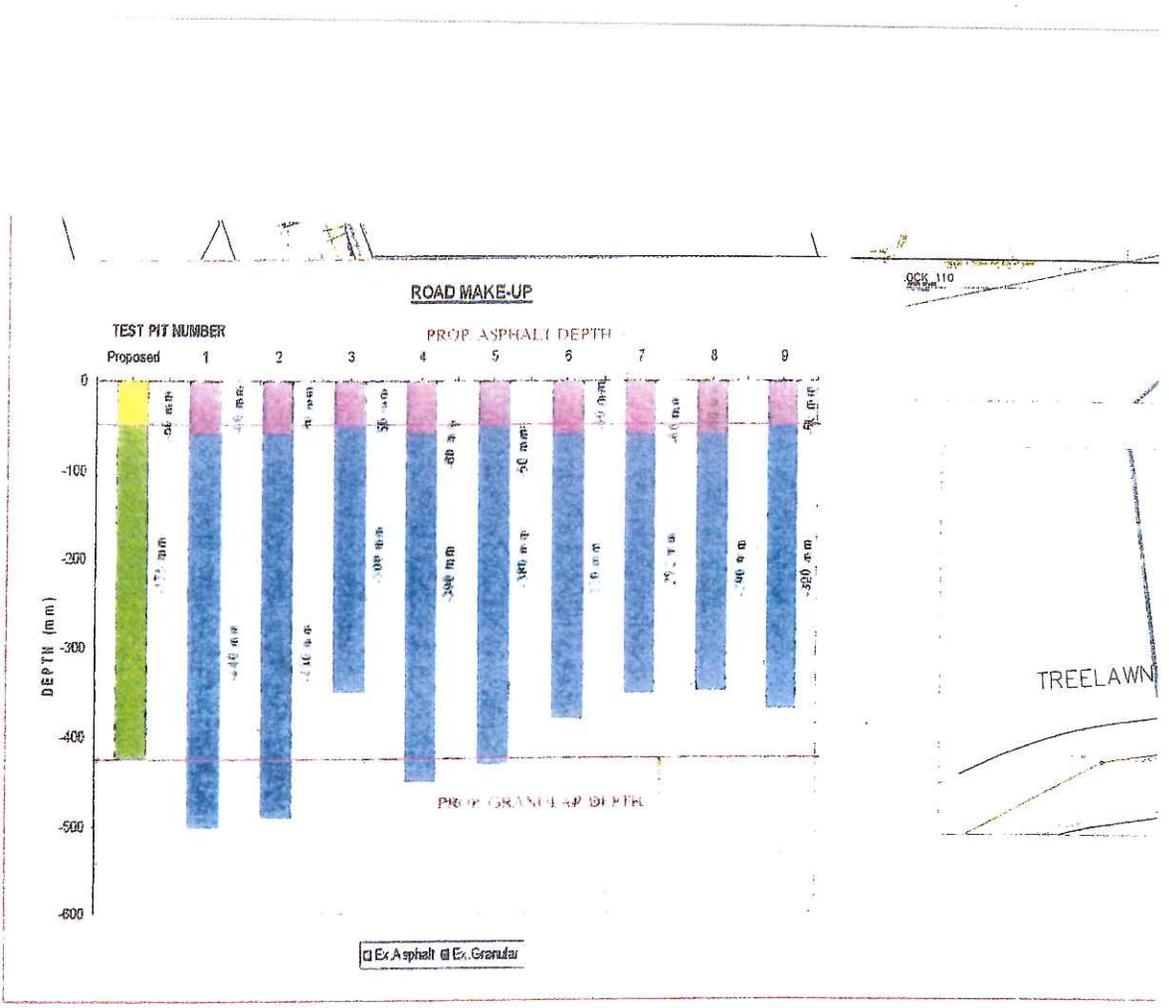


WATER PONDING IN SANITARY PIPE
 CCTV VIDEO CAPTURE



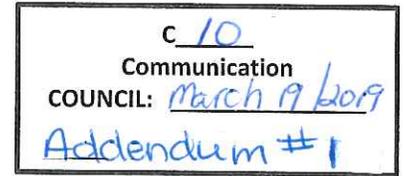
WATER PONDING IN SANITARY PIPE
 CCTV VIDEO CAPTURE





March 18, 2019

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



via email: council@vaughan.ca clerks@vaughan.ca

**Attention: Mayor Bevilacqua and Members of Council
Office of the City Clerk**

Dear Mayor Bevilacqua and Members of Council:

RE: Staff Report on Proposed Amendment 1 to the Growth Plan (2017)

I have just received the addendum reports for the upcoming Council meeting on Tuesday, March 19, 2019 and found that the staff report on the Proposed Amendment to the Growth Plan is included. To my knowledge, there has been no opportunity to provide input to the report which is unusual and unfortunate as the issues being addressed will significantly impact the form of our communities for decades.

I respectfully request to speak to Council tomorrow on March 19, 2019, regarding this matter that has not been brought before the Committee of the Whole and the opportunity for input has not been provided.

I act on behalf of many landowners throughout the Greater Toronto and Hamilton Area ("GTHA") and would ask Council to consider amending several recommendations to align with decisions made by York Region, Peel Region, Durham Region and many other local municipalities.

Request 1:

Regarding *Attachment 1 Item 2* that recommends an intensification target of 60%, revise the intensification target to 50%. This has been accepted by Councils in York, Peel and Markham as a balanced approach to managing growth.

Request 2:

Regarding *Attachment 1, Item 5: Designated Greenfield Areas*, revise the Designated Greenfield Area density target from 60 people and jobs per hectare to 50 people and jobs per hectare to allow for a mix of housing as necessary to supply the future needs of Vaughan for ground accessed units suited for families.

Thank you for your consideration of these requests.

Yours very truly,

Malone Given Parsons Ltd.

A handwritten signature in blue ink, appearing to read "Don Given".

Don Given, MCIP, RPP

From: Clerks@vaughan.ca
Sent: March-18-19 2:18 PM
To: Bellisario, Adelina
Subject: FW: March 19 Council Meeting - Comments regarding the Staff Report on Proposed Amendment 1 to the Growth Plan (2017)
Attachments: 2019 03 18 Letter to Vaughan Council re Growth Plan Amendments.pdf

From: Anson Chan <achan@mgp.ca>
Sent: Monday, March 18, 2019 2:20 PM
To: Council Mailbox <council@vaughan.ca>; Clerks@vaughan.ca
Cc: Don Given <DGiven@mgp.ca>
Subject: March 19 Council Meeting - Comments regarding the Staff Report on Proposed Amendment 1 to the Growth Plan (2017)

Hello Mayor Bevilacqua and Members of Council,

On behalf of Don Given of Malone Given Parsons Ltd., please find attached comments on Addendum Item No. 1 regarding the Staff Report on Proposed Amendment 1 for the Greater Golden Horseshoe.

This letter has been addressed to Council and follows a deputation request for tomorrow's Council meeting as there has been no opportunity to provide input to the report which is unusual and unfortunate as the issues being addressed will significantly impact the form of Vaughan, York Region, and the GTHA for decades.

Prior to the meeting, we would appreciate if hard copies of the attached letter are provided to Council members.

Thank you,

Anson Chan, BES
Planner



140 Renfrew Drive, Suite 201, Markham, ON, L3R 6B3 Canada www.mgp.ca
T: 1.905.513.0170 x132

The information contained in this transmission may be privileged and confidential. It is intended only for the use of the recipient(s) named above. If you are not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication or its attachments is strictly prohibited. If you have received this communication in error, please notify us immediately by return email and delete it.



Dear Mayor, Regional and Local Councillors, and City staff;

In my capacity as President of the South Maple Ratepayers Association, I am writing to you with respect to the unsolicited private proposal by Mentana Group to purchase our public neighbourhood park which will ultimately lead to the expansion of the Sports Village.

By this point you have received many emails, phone calls, and communication from myself, and many members of my community opposing the proposed sale of our park along with our expectation that Council will unequivocally reject this proposal.

To date, I have sent various emails and I have not received a response, let alone the support of Council. We are truly depending on the support of our mayor, regional and local councillors to preserve our public park.

This email is to confirm our opposition to this proposal in every way, from the sale of parkland to the private expansion plan itself. Our position has never waivered and our community is unified in the fight to save our park for our children and for future generations of children. On a positive note, as disturbing as this issue has been for us, it has brought our community closer together. To date, the South Maple Ratepayers Association is now an organized and incorporated entity, that is actively raising funds in the event that we need to retain legal assistance, which we hope will not be required.

To be clear, we do not oppose the concept of the plan, however we do oppose the premise that we have to give up our neighbourhood public park in order to facilitate this private venture. If Vaughan needs this type of development along with the proposed amenities, then Vaughan should have it, but not at the expense and detriment of our established community.

The concept of this development can be brought to fruition anywhere else in Vaughan where residents do not have to suffer the loss of their neighbourhood park. It is evident that the proposed location is strictly for the convenience of the proponent, not the surrounding community.

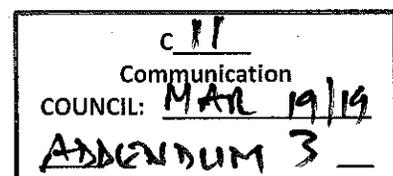
At what point will council address the community and our concerns? This is a very serious issue that has impacted a large portion of residents. Should Council plan on approving this proposal without addressing the needs and concerns of the community, your decision will create a great deal of disappointment and a loss of confidence in our elected officials to act in the public interest of our community.

We have been advised that council will make an official decision regarding the proposal within the coming weeks. This matter has caused a great deal of anxiety and stress within our community and therefore we ask that a decision be made to reject this proposal sooner rather than later. We formally request that Council set aside an evening date to accommodate those that wish to participate in a Council meeting where this matter will be heard. I would like to kindly request and ask Council and staff to respect our community in that any and all meetings revolving around this matter take place in the evening for all to attend, and be a part of the discussion.

We look forward to having this issue resolved in a timely and favourable manner for our community and I would like to extend my heartfelt wishes that Council will vote in favour of the opposing community.

It's not a democracy if you can have your say while no one is listening and it is certainly not a democracy when the interests of the few become more important over the interests of the many.

Kind regards,
Laura Rinaldo
President, South Maple Ratepayers Association



c 12
Communication
COUNCIL: MAR 19/19
ADDENDUM 3

- 1) I have been a Vaughan resident for 36 years; the first twenty-six years in Ward 5 either on or walking distance to Steeles Avenue and the past ten years in Ward 4 a short stroll to Bathurst Street. So I've never lived less than five km from the subject lands.
- 2) In Autumn of 2018 I founded two Vaughan based non-profit minor/youth (ice) hockey clubs (one community and one competitive) based in Vaughan.

A reasonable and natural conclusion would be that I support the expansion of Sports Village. After all more ice arenas and not being park user abutting the arean would align with the above two points? Not so fast!! That is not why I am composing this letter. So am I here to support the residents of Holly Bush? Not exactly, they are more than capable of advocating for themselves. So what is my mission?

- 1) The last two years, I've been to Sports Village about four times per week during the hockey season and a few times per month during the off-season. Each time I enter or exit or enter via Rutherford, I feel very troubled for residents of Villa Giardino, their families and visitors. There is nothing for them at Sports Village. No community programs, no public skating, no city programs of any kind. To call this a community hub is beyond absurd. The residents are primarily seniors and older adults. They are vulnerable. Their condo board has let them down. The city has let them down by even entertaining this proposal. The applicant claiming 'intergenerational learning' is total hubris besides that is what community centers and public libraries are for.
- 2) From the outset the outdoor skating trail was designed to fail. In my 43 years in Canada I've never heard of paying a dime to enjoy an outdoor skate. And blaming a broken water main for having to de-commission the skating trail is beyond comprehension.
- 3) The January 20th meeting hosted by the Mentena group was held in the restaurant of Sports Village that serves alcohol. Is this a neutral or an appropriate venue for a community meeting?
- 4) Do we really need expand or add another private athletic school? As a society we need to encourage individuals to use public K to 12 education. Yes the YRDSB has been

troubled for quite some time but that is changing very quickly. Public education inherently promotes diverse experiences that help children become well rounded civic minded emphatic citizens. There is an oversaturation of private schools in Vaughan and expanding a private school only promotes inequality and weakens social cohesion and understanding.

- 5) The nearest freeway to the subject lands is Hwy 400, which requires passing through a very busy 2.5 km stretch of Rutherford Road. Vaughan Mills Mall, Wonderland, Retail, high rise condos just to name a few needs to be by-passed. Large Trucks will continue to use Rutherford Road until Langstaff is connected over the CN Railyard. Every multi pad private arena in York and Peel Region are within one km of a major expressways.
- 6) Expansion of purely commercial use should not be considered. Modest mixed use of residential and professional office space and small-scale retail could be an option in the future to meet provincial growth and intensification targets while meeting the community needs of the area defined by South Maple and Villa Giardino.
- 7) And finally, in Toronto and Mississauga competitive youth hockey teams are not guaranteed more than one hour per week of practice ice and must pay a higher rate than community rates similar or identical to resident rates but lower than non-resident or commercial rates. In addition, they are only permitted more than one hour after all local community and city program needs are satisfied. However, the sixteen (16) Vaughan Rangers competitive teams that play in the GTHL 'A' and 'AA' division each use three hours of practice ice per week all at fully subsidized CSO rates and the over thirty Vaughan Rangers semi-competitive (NYHL tiered) teams use on average two hours of CSO practice ice per team. This does not even include a total game ice to GTHL and NYHL. So there is plenty of ice based on current inventory if this group would do the right thing and share their taxpayer subsidized ice. And certainly there is no need for the fifth pad proposed by the applicant. A community single indoor ice similar to Maple CC (or outdoor ice pad similar to Father Ermanno Bulfon) should be the priority for upper Vaughan such as Kleinberg, Carrville or Vellore Woods.

Please contact me at [REDACTED]

c13
Communication
COUNCIL: Mar 19/19
-ADDENDUM 3-

From: Emilia Racippo [REDACTED]
Sent: Thursday, March 7, 2019 2:35 PM
To: Simmonds, Tim; Bevilacqua, Maurizio; Rosati, Gino; Jackson, Linda; Ferri, Mario; Shefman, Alan; Racco, Sandra; Carella, Tony; DeFrancesca, Rosanna; Volante, Sandra; Iafrate, Marilyn; Reali, Mary; Schmidt-Shoukri, Jason; Spensieri, Nick; Access Vaughan - VOL; DevelopmentPlanning@vaughan.ca; Craig, Suzanne; Shapiro, Kevin
Cc: southmapleratepayers@gmail.com
Subject: Sports Village Expansion

To Whom It May Concern:

My name is Emilia Rozenblit, and my husband and I have lived on Hollybush Drive for almost 3 years. When we were originally in the market looking to purchase our "Forever" home, there were very specific criteria that we were looking for. Most importantly, we were looking for a home, where we would feel safe to raise a family in, a quiet neighbourhood, a park close by, good schools and great neighbours. The home we found on Hollybush Drive was exactly what we were looking for. It made us feel like we could raise a family safely in the community and that was the end of our search.

We were only at our new home a little over a year when we heard about the proposed sale and development of the Sports Village Park, directly across the street from us. This was devastating news to my family. All the steps we took to find a community that we wanted to belong to, was for nothing if this development is approved.

As a resident of the Vaughan South Maple Community, I see no benefit to having the Sports Village Expansion on the Sports Village Park. Most, if not all, of the wonderful amenities that would be offered in this proposal can be found at other city run facilities and programs. It also costs the city 1.4 million dollars to help subsidize the programs already in place at the Sports Village, I can only assume that the city has the intention of doing the same with the amenities being offered in the proposal. If the city is already subsidizing programs through city run facilities, there is no need to do the same for a privately run facility. With that being said, if the City of Vaughan feels that a proposal like this is required, then the city of Vaughan needs to find a better location for it, where it does not directly impact residents.

This development would be devastating to the community and our quiet street, Hollybush Drive. The amount of additional traffic, and people looking for parking to attend events would be astronomical. The traffic on Rutherford is a daily problem to say the least. It can take about ten minutes or more to make a turn (in any direction) at the intersection of Rutherford and Melville. Making the road expansion or solving the traffic issues an after thought (taking place after the development has been established) shows that the resident's interests are not top of mind.

Our kids play on the streets all year round, and people who on our street (Hollybush Drive) know the "culture" and expect that their kids to be playing safely on this street, those who are not familiar, like those visiting the proposed development do not know, making our street dangerous. During the summer, when the baseball diamonds are being utilized, cars park on our street, because it is easier to access the field especially when the small lot is partially full. It will be 100 times worse when you have concerts, or hockey games filling up a 5000 seat arena. "NO Parking" signs on the streets will not solve the problem if they are not monitored and those that live on the street end up suffering, as we will not be able to utilize parking ourselves for our own visitors, as it is intended.

This development is not the right fit for our community, and if it is needed should be put in a non-residential area. We did not choose to live in downtown Toronto where there are concerts and events taking place every night for this very reason. We chose to live in a quiet neighbourhood where we could raise a family in a safe and close knit community.

I would like you to think about this. How would you feel if something of this magnitude was being built across the street from your house? Would this be something you want? My husband and I have thought about how this proposed expansion affects us, and we do NOT support it. We also expect that council listen to the concerns of the residents and votes against the sale of the Sports Village Parkland, and proposed expansion of Sports Village.

We also expect that all meetings surrounding the Sports Village development be advertised to the community and be held in the evenings, and or weekends. Not on Long weekends when majority of the residents cannot attend and voice their concerns. The community should be made aware of and included on every step and all actions being taken regarding the proposed Sports Village Expansion.

Thank you for your time.

Emilia and Idan Rozenblit
Hollybush Resident

c 14
Communication
COUNCIL: MAR 19/19
ADDENDUM 3

From: Peter Budziak [REDACTED]
Sent: Thursday, March 7, 2019 3:03 PM
To: Simmonds, TIm; Iafrate, Marilyn; Rosati, Gino; Jackson, Linda; Ferri, Mario; Bevilacqua, Maurizio; Shefman, Alan; Racco, Sandra; Carella, Tony; DeFrancesca, Rosanna; Access Vaughan - VOL; DevelopmentPlanning@vaughan.ca; integrity.commissioner@vaughan.ca; michael.tibollo@pc.ola.org; sandra.violante@vaughan.ca; SouthMapleRatePayers; Reali, Mary; Schmidt-Shoukri, Jason; Spensieri, Nick; Craig, Suzanne; Shapiro, Kevin
Subject: Proposed Sale of Parkland & Expansion of the Sports Village

Good afternoon....

I am writing to Inform you all on my stance against the proposed sale of parkland in my area and the expansion of the Sports Village.

I am shocked that the council, a council that is supposed to represent its residents is even considering this. For one, this is designated PARKLAND in an area that is already starving for parkland. How can anyone make a case for taking away a community's green space. As well, the addition of the proposed arena and amphitheatre will make an already torturous drive even worse. The traffic that these monstrosities will add is unacceptable to anyone that drives any where close to the Sports Village. The noise level of the ampitheatre will greatly affect the quality of life for those living within ear shot of the location. I'm not sure why putting a concert venue in an already existing community is even being considered. The overflow parking from both the arena and the ampitheatre will make the streets unsafe for anyone (children and elderly foremost) looking to take a walk or ride in their own area. Everything in the proposal is of value only to the owner of the Sports Village. And since that is the case, move the proposal to an area more suited for such things.

The city should be consulting the community and especially the residents close to parkland/expansion. Any and all meetings should be held at a time that most, if not all, the community can attend. Myself and many other residents do not feel like our voice is being heard and to hold any meetings on the subject behind closed doors is unfair to the citizens of the city.

This is a no-brainer. Nearly the entire community is against this development. If the council does what they were elected to do (which is represent the residents in this city), then this development will be turned down by the people that represent us the residents. If not, then we all know that the council doesn't value the opinion of its citizens. DO THE RIGHT THING!

Thank you for taking your time to read my thoughts.

Peter Budziak
[REDACTED]

c.15
Communication
COUNCIL: MAR 19/19
ADDENDUM 3

From: Tony Bucci [REDACTED]
Sent: Thursday, March 7, 2019 5:45 PM
To: Bevilacqua, Maurizio; Rosati, Gino; Jackson, Linda; Ferri, Mario; Shefman, Alan; Racco, Sandra; Carella, Tony; DeFrancesca, Rosanna; Volante, Sandra; Iafrate, Marilyn; Simmonds, Tim; Reali, Mary; Schmidt-Shoukri, Jason; Spensieri, Nick; Access Vaughan - VOL; DevelopmentPlanning@vaughan.ca; Craig, Suzanne; Shapfro, Kevin
Cc: SouthMapleRatePayers
Subject: Proposed Sale of Parkland & Expansion of the Sports Village

As a concerned citizen and neighbor in Vaughan, it has come to my attention that there will be a meeting sometime in April, regarding the "Proposed sale of parkland and Expansion of the Sports Village". Since this proposal affects me and my neighbors, I would like to have the opportunity to attend this meeting, as is our right, but if it is scheduled at a time (whether intentional or not) when we can not attend, I would like to ask if this meeting could be re-scheduled at a better time, where we can attend and see/hear first hand what is discussed, NOT be told to go read the minutes of the meeting! For example, say the meeting starts at 6:30-7:00 pm?

Council members seem to give the Mentana group a personal audience, but not to those that are opposed to this proposal.

At election time you come by our homes and **ask for our support for you**. Well, now I come to you and **ask for your support for us!**

Tony Bucci
[REDACTED]



Virus-free. www.avast.com

c 16
Communication
COUNCIL: MAR 19/19
ADDENDUM 3

From: Frank Zelko [REDACTED]
Sent: Friday, March 8, 2019 9:37 AM
To: Bevilacqua, Maurizio; Rosati, Gino; Jackson, Linda; Ferri, Mario; Shefman, Alan; Racco, Sandra; Carella, Tony; DeFrancesca, Rosanna; Volante, Sandra; Iafrate, Marilyn; Simmonds, Tim; Reali, Mary; Schmidt-Shoukri, Jason; Spensieri, Nick; Access Vaughan - VOL; DevelopmentPlanning@vaughan.ca; Craig, Suzanne; Shapiro, Kevin
Cc: southmapleratepayers@gmail.com
Subject: Proposed sale of parkland and expansion of the Sports Village.

As a resident that lives 2 blocks away from 'The Sports Village' located at 2600 Rutherford Rd, Maple, ON L4K 5R1, I am writing to voice my opinion regarding proposed sale of the parkland and expansion of the Sports Village.

1. I am against the proposed sale and expansion. Parkland, even public/private partnerships lands, should NOT be sold. This sets a disturbing precedent of city selling public lands. The impact on traffic, noise and loss of green space are not acceptable.
2. I request that any and all meetings revolving this matter be held in the evening for the community to attend and be a part of discussions.
3. I demand that our elected representatives of the City of Vaughan vote in favour of our community, who clearly stand unified in our opposition of this matter.

Frank Zelko



Virus-free. www.avast.com

c 17
Communication
COUNCIL: Mar 19/19
ADDENDUM 3

From: ED BOCCITTO [REDACTED]
Sent: Monday, March 11, 2019 11:07 AM
To: Bevilacqua, Maurizio; Rosati, Gino; Jackson, Linda; Ferri, Mario; Shefman, Alan; Racco, Sandra; Carella, Tony; DeFrancesca, Rosanna; Volante, Sandra; Iafrate, Marilyn; Simmonds, Tim; Reali, Mary; Schmidt-Shoukri, Jason; Spensieri, Nick; Access Vaughan - VOL; DevelopmentPlanning@vaughan.ca; Craig, Suzanne; Shapiro, Kevin
Subject: Proposed Sale of Parkland & Expansion of the Sports Village

Hello,

I am writing to you with regards to the sale of the parkland for the proposed expansion. I am opposed to the sale of this land for this expansion that will only cause more traffic, noise and the loss of another green space that the City of Vaughan seems to show little interest in preserving for the sake of profit. I have been using this parkland since I moved in the area (2 minute walk away) in 2000. This land has been entrusted to us!! I have attended 3 community meetings to date, and I feel (with the rest of the community) that we are not being represented or included in this decision making. As a taxpayer, I have never felt so unrepresented and neglected in how this whole matter is being dealt with. That is, concerns that are not being addressed and meetings that do not include the community by holding meetings behind closed doors. We as the community stand together in opposing this sale of the land!! If the city truly stands behind the concerns of its citizens, then it should include us in these meetings (in regards to this land) by accommodating us in evening meetings; not during the day when we have commitments. Please show us that our opinions are considered by having a vote on the matter. This will allow a decision that is inclusive of the community.

Regards,

E. Boccltto
Very Concerned Citizen
[REDACTED]

Subject: Involve the community in the sports village proposal.

From: Adamo Bocitto [REDACTED]
Sent: Friday, March 15, 2019 7:51 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Volante, Sandra <Sandra.Volante@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Simmonds, Tim <Tim.Simmonds@vaughan.ca>; Reali, Mary <Mary.Reali@vaughan.ca>; Schmidt-Shoukri, Jason <Jason.Schmidt-Shoukri@vaughan.ca>; Spensieri, Nick <Nick.Spensieri@vaughan.ca>; Access Vaughan - VOL <accessvaughan@vaughan.ca>; DevelopmentPlanning@vaughan.ca; Craig, Suzanne <Suzanne.Craig@vaughan.ca>; Shapiro, Kevin <Kevin.Shapiro@vaughan.ca>
Subject: Involve the community in the sports village proposal.

hello,

I am writing to you with regards to the sale of the parkland for the proposed expansion. I am opposed to the sale of this land for this expansion that will only cause more traffic, noise and the loss of another green space that the City of Vaughan seems to show little interest in preserving for the sake of profit.

I feel as if the City of Vaughan government does not truly value our opinion, well being, or our concerns. Even though we are the ones who deal with all of the problems. if you truly care about the Vaughan community this development would not be entertained. I believe that your "care" for our well-being is just a cover-up for financial gain. I feel that Vaughan is slowly becoming the city of Toronto, which in my opinion is missing the whole point. People decided to live here because it was a quiet place away from the city. Condominiums, automotive dealerships and other industrial buildings are showing up more and more. Creating the traffic problem that everyone wanted to avoid in the first place. Major Mackenzie and Dufferin are already tricky roads for the fire department because of the high traffic. Imagine if it got even worse. Someone's home burning with a fire truck stuck in standstill traffic. Is this the message you want to send to the provincial and Federal government?

I have been using this parkland since I moved in the area (2 minute walk away) in 2000. This land has been entrusted to us!! It's even worse for the people who back onto the property. People attending the school would Park in the residential street to save money on parking fees causing an even bigger congestion on a road where people live. Possibly even trapping people in their own homes unable to go to work. Is that the correct design for a thriving City?

I have attended 3 community meetings to date, and I feel (with the rest of the community) that we are not being represented or included in this decision making. This is a democracy yet I feel like a kindergarten student in a classroom, With our opinions being dismissed as naive or irrelevant. I feel like these meetings are just there to convince us how good this development will be for the community, as opposed to we hear your side of the story.

As a taxpayer, I have never felt so unrepresented and neglected in how this whole matter is being dealt with. That is, concerns that are not being addressed and meetings that do not include the community by holding meetings behind

closed doors. Are you so embarrassed to not tell us what your plans are? Are you afraid of the amount of opposition if people knew? I have never lost so much faith in my own government in such a short amount of time. I feel as if my government failed on me.

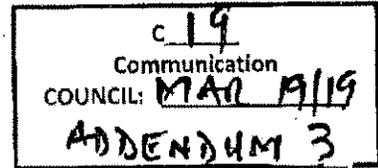
We as the community stand together in opposing this sale of the land!! If the city truly stands behind the concerns of its citizens, then it should include us in these meetings (in regards to this land) by accommodating us in evening meetings; not during the day when we have commitments. Please show us that our opinions are considered by having a vote. This will allow a decision that is inclusive of the community.

Regards,

Adamo Boccitto

A very disappointed citizen.





Subject: FW: PROPOSED SALE OF LAND AND EXPANSIC

From: Patricia Marsili [REDACTED]
Sent: Sunday, March 17, 2019 8:20 PM
To: Racco, Sandra <Sandra.Racco@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Volante, Sandra <Sandra.Volante@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Simmonds, Tim <Tim.Simmonds@vaughan.ca>; Reali, Mary <Mary.Reali@vaughan.ca>; Schmidt-Shoukri, Jason <Jason.Schmidt-Shoukri@vaughan.ca>; Spensieri, Nick <Nick.Spensieri@vaughan.ca>
Subject: PROPOSED SALE OF LAND AND EXPANSION OF SPORTS VILLAGE

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

From: Patricia Marsili
To: maurizio.bevilacqua@vaughan.ca, gino.rosati@vaughan.ca, "Jackson, Linda", mario.ferri@vaughan.ca, alan.shefman@vaughan.ca, developmentplanning
Date: March 17, 2019 at 8:15 PM
Subject: PROPOSED SALE OF LAND AND EXPANSION OF SPORTS VILLAGE

Dear City of Vaughan officials,

Please take note that myself and my family who live on Hollybush Drive are against the proposal of the sale of land surrounding the Sports Village and we are against the proposed expansion of the Sports Village facility. As we were not given the opportunity to "have our say" at the meeting on February 17, 2019 please take note that our say is we DO NOT want the City of Vaughan to sell the park land nor do we want the expansion of the Sports Village. Please understand that this is our home our community and our voices need to be heard and listened to.

The community is unified and we stand together against the sale and expansion.

Please ensure any & all meetings revolving this matter are held in the evening so that my family and my fellow community members can attend and be part of the discussion.

My family requests with the utmost respect that you vote against the sale of the land and expansion of Sports Village. I request that you vote in favour of the community who stands unified and is strongly opposed to the sale and development.

Once again we ask that you ensure all meetings regarding this matter are held in the evening only.

Regards,

Patricia Marsili

Concerned Hollybush Drive Home Owner

c.20
Communication
COUNCIL: MAR 19/19
ADDENDUM 3-

Subject: Sports Village and the Unsolicited Proposal To P

From: Richard Lorello [REDACTED]
Sent: Sunday, March 17, 2019 9:51 PM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Coles, Todd <Todd.Coles@vaughan.ca>; Simmonds, Tim <Tim.Simmonds@vaughan.ca>
Cc: Craig, Suzanne <Suzanne.Craig@vaughan.ca>; Laura Rinaldo [REDACTED]; SouthMapleRatePayers <southmapleratepayers@gmail.com>; Zach Dubinsky [REDACTED]; [REDACTED]
Subject: Re: Sports Village and the Unsolicited Proposal To Purchase Public Park

Good Afternoon Mayor and Members of Council

Mr. Coles please post this correspondence in advance for the Committee of the Whole or Public Hearing on this matter.

Mr. Simmonds, as the Interim City Manager, there are questions in this email which I hope you can obtain a response, as I believe they are in the public interest.

As you are aware, there has been considerable concern and opposition by the local community to Mentana Group's proposal to purchase a public park located at 2600 Rutherford Road. I share that concern and I am also opposed to the sale of any public park where parents watch their children play, to any private interests group.

I have also had the opportunity to read the;

MASTER AGREEMENT Made as of October 14, 1999 Between THE CORPORATION OF THE CITY OF VAUGHAN and MENTANA GROUP INC.

The 1999 agreement is relevant with respect to the new proposal being considered today and raises many questions that cannot be ignored. As you are aware, this is the agreement that was struck between the City of Vaughan and Mentana Group back in 1999 to construct and operate what is currently known as Sports Village located at 2600 Rutherford Road.

If Members of Council are not familiar with this contract, I urge all Members of Council to obtain a copy of this agreement and familiarise yourselves with the details in this report. Furthermore, this agreement needs to be made public to the residents of the City, especially in light of the new Mentana proposal being seriously considered by City staff.

I am not suggesting that there is any wrong doing with the Sports Village agreement but I do find elements of this agreement very disturbing and I find it hard to believe that the City of Vaughan would bind the taxpayers of this city to the conditions stipulated in the agreement which are still in effect. The agreement, in my view, is very one sided in favour of Mentana where among other conditions, the City agreed to;

1. Lend \$9,200,000 to Mentana, which later became a forgivable loan of \$9.76 Million at the end of the 40 year term.
2. Be the loan guarantor for construction financing in the amount of \$10,570,000 which later became \$11.17 Million

The original agreement amounts to \$19,770,000. The total budget cost of the project was \$20,020,000. The difference is \$250,000. The agreement states that Mentana would cover 10% of the pre-production costs of no more than \$250,000. I have to conclude that Mentana's financial exposure to the project was a mere \$250,000 at the most.

The revised loan numbers can be found at the link below;

http://www.vaughan.ca/council/minutes_agendas/AgendaItems/BTF_0921_15_2.pdf

The agreement also states..... City acknowledges that if Mentana is able to complete and deliver the Project in accordance with the requirements of this Agreement and the total actual cost to Mentana is less than the Project Budget, all profit and benefits realised shall accrue to Mentana for its role in the development, financing and construction of the Project.

Why would the City agree to such a provision and not allow the taxpayers the benefit of any savings on the project cost?

What was the final cost of the Sports Village complex?

How was this agreement fair and equitable the taxpayers of Vaughan when Vaughan taxpayers shoulder the bulk of the capital costs, risks of the project and the ongoing expenses?

I also remind Members of Council that taxpayers of Vaughan are currently paying / subsidising Sports Village to the tune of approximately \$1.4 million annually as stated in the Vaughan 2019 budget books which represents four percent of the City's annual recreational budget as stated on Page 108 - 110 in the budget link below.

https://www.vaughan.ca/cityhall/city_budgets/General%20Documents/2019_BudgetBook.pdf

I also asked in my Feb 20 budget deputation as to why the Sports Village proposal became a priority and a commitment as stated on Page 285 in the above link and quoted below;

"Supported several key Term of Council priorities, including the development of Mackenzie Vaughan Hospital, VMC Mobility Hub, North Maple Regional Park, and ***Sports Village proposal***"

"Support VOP 2010 and secondary plan appeals, Hospital precinct development, zoning by-law review, North Maple Regional Park and ***Sports Village development***, and the municipal comprehensive review"

I would still like to understand when Sports Village became a priority and commitment for the City to undertake and why it has never been communicated previously that Sports Village was such a strategic development for the City of Vaughan?

In my view, what I find most disturbing about the existing agreement is that it states that the construction contract dated September 28, 1999 was signed by Mentana and Maystar General

Contractors Inc. Does this suggests that the Sports Village project did not go through the City of Vaughan tendering procedures as is normally the case in projects of this size and scope of over \$20 million that the taxpayers of the City were bound to? I am concerned that this will be the case with the new proposal.

Who actually hired Maystar General Contractors and was the City of Vaughan a signatory to the construction agreement with Maystar General Contractors Inc.?

Was the City of Vaughan involved in any tendering with respect to Sports Village?

As you are well aware and as reported in the media, the City of Vaughan have seen controversies involving Maystar General Contractors. Some of which are discussed in the CBC links below;

<https://www.cbc.ca/news/canada/toronto/vaughan-coun-michael-di-biase-s-cottage-getting-help-from-major-city-contractor-rival-says-1.2810808>

<https://www.cbc.ca/news/canada/toronto/michael-di-biase-opp-investigation-cottage-1.4693386>

The agreement also states that certain outdoor amenities were to be provided as part of the overall project. It appears that two of those amenities no longer exist at Sports Village;

1. an extreme sports skate park of about 20,000 square feet, and
2. a winter skating path

Did the city agree to the removal of these amenities?

Does this not demonstrate that agreements such as this one do not work in the long term and do not serve the public interest?

The agreement also states that a Working Committee was formed to manage the project. The Working Committee was comprised of three members from Mentana and four members from the City of Vaughan. The agreement states that minutes of the meeting were to be kept.

Is the City in possession of those minutes and can they be made available to the public?
Does the Working Committee still meet and if it does, who from the City represents us on the committee?

Based on all of these observations I am very concerned about any new or renewed contracts that is contingent on the use of public parkland and I would hope that Members of Council reject any agreement that strips public parkland from its residents.

I look forward to your response on or before the upcoming meeting to understand the merits of a proposal that would strip a community of its public park.

Kind regards

Richard T. Lorello

NICHOLAS C. TIBOLLO
PROFESSIONAL CORPORATION
LITIGATION LAWYERS

133 Milani Blvd., SUITE 100
Vaughan, ONTARIO L4H 4M4

TELEPHONE: (416) 975-0002
FACSIMILE: (416) 975-8002

NICHOLAS C. TIBOLLO
EXTENSION: 100
EMAIL: NTIBOLLO@TIBOLLOLAW.COM

URGENT 18 March 2019

City of Vaughan – City Clerk’s Office
2141 Major MacKenzie Drive, 4th Floor
Vaughan, Ontario
L6A 1T1



Dear Mayor and Members of Council,

RE: Humberplex Developments Inc. - “On the Boulevard Community”

This is to confirm a telephone conversation between our office and the Clerk's office this morning with respect to the Humberplex community matter.

The Clerk's office confirmed that due to a City By-law we are not permitted to speak at the Council meeting. In the interest of the residents of the Humberplex community, we ask that the assumption by-law not be adopted and that this item be referred to the next Committee of the Whole Meeting scheduled for April 2, 2019 so that the residents' concerns may be presented to Council for consideration.

Yours very truly,

NICHOLAS C. TIBOLLO
PROFESSIONAL CORPORATION
Per:

Nicholas C. Tibollo

Nct

Encl.

Cc: Mayor and Members of Council, The City of Vaughan
Tim Simmonds, Interim City Manager, The City of Vaughan
Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management, The City of Vaughan
Sam Hall, Legal Counsel, The City of Vaughan
Andrew Pearce, Director Development Engineering, The City of Vaughan
Frank Suppa, Manager Development Inspection & Grading, The Corporation of the City of Vaughan

MESSINA RESIDENCE

TELEPHONE: [REDACTED]
[REDACTED] Maple Ontario L6A 2J3

URGENT

March 19, 2018

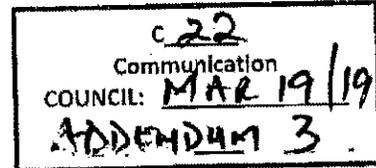
VIA EMAIL

CITY OF VAUGHAN
Civic Centre
2141 Major Mackenzie Dr
Vaughan, ON L6A 1T1

**ATTENTION: Mayor Maurizio Bevilacqua,
City Counsellors and Staff**

Dear Sirs/Mesdames:

**RE: MENTANA GROUP PROPOSAL; SPORTS VILLAGE BERKELEY ACADEMY
AND ENTERTAINMENT CENTRE**



FIRSTLY

The purpose of this letter is to advise that we are **opposed** to this proposal, but not to the idea of same but merely to be situated at another location.

We have been residents of Maple since 1999 and reside on Glenside Drive, closest to Hawker Drive, near Springside Drive. We were not made aware of this proposal until very recent, and draws concerns as through investigations learned that it has been going on for a few years.

We do not agree with this proposal for various reasons and the outmost concern is for the safety of our community. We as residents are open to the idea of this proposal, however, feel that it should be at another location and not so close to residents and the Villa Giardino, which raises many concerns.

CONCERNS

There are many factors to why we oppose this and will name a few:

1. No More Park;
2. Safety (Volume of People in the area and using our streets);

Continued on next page...

3. Selling the aforementioned lands for an amount for which is under market value;
4. Costs;
5. Traffic and Congestion (it is already congested due to construction, lack of roads and Canada's Wonderland);
6. Noise level (Amp theatre, can also potentially be used for future events to rent at any time for the Developer to profit, which will result in constant noise level and traffic);
7. Residents will have to pay for access and for parking and use of amenities etc.;
8. Rights (Residents adjacent to the proposed property paid a premium); and
9. If this proposal is passed, the City will set an avenue for any and all proposals to be presented where parklands are located.

SECONDLY

We also would like to express our outmost disappointment in the City meeting that took place on February 13, 2018, wherein Tracy "L", the coordinator was trying to mediate but in our opinion did not handle, rather address the people and the situation in a professional and diplomatic manner as it should have been. We feel as it was a City meeting that the Mayor and all Counsellors and Regional Counsellors should have been present to carry the meeting, which raises another concern as to why they were not present?

The Councillors should all have been present to hear the concerns of the community in order to make an educated and factual decision on how to proceed. We acknowledge and thank the parties that were present, namely the Regional Councillor, Linda Jackson, and Ward 1 Councillor, Marilyn lafrate, for being there and showing your support.

The meeting started late and ended early. We residents have rights to our opinions and felt that the meeting in a whole was not organized and a was a waste of our time, **WE DID NOT HAVE OUR SAY.**

After witnessing this meeting, it is in our opinion, that the sole purpose of this meeting was to give the Developer, the upper hand in selling the idea, to promote this idea and was evident and clear that there was bias by the City and the Facilitator in favour of the Developer. It is also disappointing to know that they held this meeting on Family Day weekend, another tactic for the benefit of the Developer, as clearly no one would show.

Continued on next page...

CONCLUSION

Evidence of facts, protocols and procedures are unclear and raise the concerns towards the City and our question is why is the City allowing this type of proposal and/or agreement to be even considered and at such a low cost to the Developer? What is the underlining reason? We tax payers will be contributing to this project ultimately, and ask **"DO WE NOT HAVE A SAY?"**

With that said, we are asking the City hold any and all meetings revolving this matter to be held in the evening for the community to attend and to be part of discussions; and demand that all counsellors and aforementioned parties vote in favour of our community, who clearly stand unified in our opposition of this matter.

We ask that you recognize our concerns and truly take them into consideration and to acknowledge all the concerns at hand, that this proposal should not be situated in this location on the basis of the aforementioned concerns.

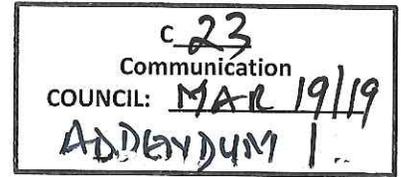
Thank you for your co-operation in this matter, it is greatly appreciated.

Sincerely,

Lily and Mike Messina

Lily and Mike Messina

CC: SMRPA @ southmapleratepayers@gmail.com



DATE: March 19, 2019

TO: Honourable Mayor Bevilacqua and Members of Council

FROM: Jason Schmidt-Shoukri, Deputy City Manager
Planning and Growth Management

RE: **Council Addendum Item 1**
Proposed Amendment 1 to the Growth Plan (2017)

**Update on Regional Council Actions Related to Addendum Item 1:
Regional Council Position on Proposed Minimum Intensification Target
Applied to York Region in Amendment 1 to Growth Plan (2017)**

Recommendation:

The Deputy City Manager, Planning and Growth Management recommends:

1. That Vaughan Council endorse the recommendation of Regional Council requesting that the Province reduce the intensification target for York Region from 60% to 50%.

Purpose:

The purpose of this memorandum is to provide an update on the position taken by Regional Council on Thursday February 28th, 2019 regarding Regional staff's report titled, "Comments on Proposed Amendment 1 to the Growth Plan" dated February 8, 2019.

Background:

The Province of Ontario recently released the proposed Amendment 1 to the Growth Plan 2017. Amendment 1 includes proposed changes to the minimum intensification target that is applied to upper and single tier municipalities.

Minimum intensification targets are the minimum amount of residential growth that is required to occur annually within the Provincially delineated built-up area of each upper and single tier municipality. It is expressed as a percentage of total residential development. The current Growth Plan (2017) phases in the minimum intensification target. It requires a minimum intensification target of 50% until 2031, following adoption of the Region's Official Plan. After 2031, 60% would apply. Through Amendment 1, the Province is proposing to change the minimum intensification target for York Region to 60%, which would apply immediately and extend to 2041.

On Thursday February 28th, 2019, Regional Council considered Regional staff's report titled, "Comments on Proposed Amendment 1 to the Growth Plan" dated February 8, 2019. At that meeting, Regional Council adopted a number of recommendations, as amended, from the Commissioner of Corporate Services and Chief Planner including:

- a) Council requests that the Province reduce the intensification target for York Region from 60% to 50%.

City of Vaughan staff have prepared a report titled "Proposed Amendment 1 to the Growth Plan (2017)" for the purpose of advising of the potential implications for the City of Vaughan; and to obtain Council's endorsement of this report and the attached comments and recommendations, subject to any further comment that Council deems appropriate, to augment earlier staff input to the Province.

Analysis:

Further to Regional Council's request to the Province, the City of Vaughan is in a position to accommodate the proposed minimum intensification target of 50% as requested by Regional Council. Given that the requested target would be applied Region-wide, the City will work with the Region to achieve a minimum intensification target that is appropriate to the City.

Conclusion:

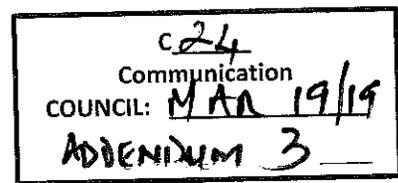
Should Vaughan Council wish to support York Region Council's position, it's recommended that Vaughan Council endorse the recommendation of Regional Council requesting that the Province reduce the intensification target for York Region from 60% to 50%.

Respectfully submitted,

for 
Jason Schmidt-Shoukri
Deputy City Manager, Growth Management Portfolio

Prepared by:

Fausto Filippetto, Manager of Long-Range Planning
Bill Kiru, Director, Policy Planning and Environmental Sustainability



March 17, 2019

City of Vaughan

Dear Marilyn,

As residents of Vaughan, we are writing this letter to express our distressing concerns with respect to the proposal the City has received from the Mentana Group to purchase the City' public parklands property for the purpose of constructing privately owned and operated facilities.

The proposal, first and foremost, includes the unprecedented acquisition of a City public park, which we unequivocally object to. The proposed private school with residences, stadium arena and open-air amphitheatre for concerts, all meant for private profits, should not be located in a residential neighbourhood, including being right next to the Villa Giardino Retirement residences.

Traffic congestion, which is already a major issue in Vaughan, will increase exponentially, adding to the escalating frustrations and dangers residents have been experiencing getting around the City.

Noise emanating from the open-air amphitheatre will be at levels well exceeding the current noise control By-law 062-2018. The purpose of the by-law is to preserve, protect and promote public health, safety, welfare, and the peace and quiet of the inhabitants of the City.

Any proposal to improve our parks should be initiated by the City and the local communities. Improvements such as shaded sitting areas and bocce courts for our seniors, splash pads and playgrounds for our children, treed walking trails and more should all be realized in collaboration with the local communities, not with the sell-off and loss of our precious parks.

It is imperative that the City and Council be held to standards of transparency, impartiality and accountability when exercising any decision making on behalf of the residents, and in particular those most effected by this proposal in our local community.

We respectfully request that our concerns and views be taken seriously when making your decision and to ultimately reject this proposal outright.

Sincerely,

The Longo Family
Vaughan Residents