

**COUNCIL MEETING – JANUARY 24, 2023
COMMUNICATIONS**

	<u>Rpt. No.</u>	<u>Item No.</u>	<u>Committee</u>
<u>Distributed January 20, 2023</u>			
C1. Albert J. Kirshen, dated January 16, 2023.	1	9	Committee of the Whole
C2. Weston Downs Ratepayers Association, dated January 17, 2023.	3	7	Committee of the Whole (Public Meeting)
C3. Amy Cross Mattei, dated January 16, 2023.	3	7	Committee of the Whole (Public Meeting)
C4. Maria Tari Sferrazza, dated January 16, 2023.	3	7	Committee of the Whole (Public Meeting)
C5. Robert Mancuso, dated January 16, 2023.	3	5	Committee of the Whole (Public Meeting)
C6. Joseph and Anna Aquino, dated January 16, 2023.	3	5	Committee of the Whole (Public Meeting)
C7. Josie Feliciani, dated January 17, 2023.	3	7	Committee of the Whole (Public Meeting)
C8. Tina Di Vito, dated January 16, 2023.	3	5	Committee of the Whole (Public Meeting)
C9. Pina Sacco, dated January 16, 2023.	3	1	Committee of the Whole (Public Meeting)
C10. Irene Ford, dated January 17, 2023.	3	7	Committee of the Whole (Public Meeting)
C11. Bernie DiVona, Pine Valley Village Community Association, dated January 17, 2023.	3	7	Committee of the Whole (Public Meeting)
C12. Presentation material from the January 18, 2023 Committee of the Whole (Working Session) Meeting.	4	1	Committee of the Whole (Working Session)
<u>Distributed January 23, 2023</u>			
C13. Presentation material from the January 17, 2023 Committee of the Whole (Public Meeting).	3	1	Committee of the Whole (Public Meeting)
C14. Memorandum from the Deputy City Manager, Planning and Growth Management, dated January 23, 2023.	1	7	Committee of the Whole

Disclaimer Respecting External Communications

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Please note there may be further Communications.

C1
COMMUNICATION
COUNCIL – JANUARY 24, 2023
CW (1) - Report No. 1, Item 9

From: [Adelina Bellisario](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Request to submit suggestion about item 9 on tomorrow's agenda
Date: January-16-23 3:06:22 PM

From: Albert J. Kirshen [REDACTED]
Sent: Monday, January 16, 2023 2:10 PM
To: Clerks@vaughan.ca
Subject: [External] Request to submit suggestion about item 9 on tomorrow's agenda

I would like to make one suggestion about item 9.

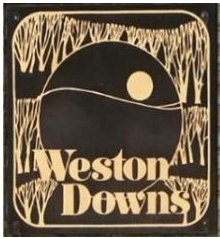
"In light of the ongoing SARS-CoV-2 pandemic, I would respectfully make two suggestions

- a) The York Region Medical Officer of Health be invited regularly to attend meetings of this committee.
- b) In meeting its responsibilities to plan for the next pandemic, expected in 5-15 years, it is strongly suggested that Public Health be added to the responsibilities of this committee."

Respectfully submitted.

--

Albert J. Kirshen, MD, FRCPC
Thornhill, ON



WESTON DOWNS RATEPAYERS ASSOCIATION

81 Blackburn Blvd., Woodbridge, Ontario, L4L 7J5
(905) 850-1767; www.westondownra.ca

C2

COMMUNICATION

COUNCIL – JANUARY 24, 2023

CW (PM) - Report No. 3, Item 7

January 17, 2023

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

RE: RIOCAN REAL ESTATE INV TRUST OFFICIAL PLAN AMENDMENT FILES OP.22.002 & OP.22.005 3555 HIGHWAY 7, 7501, 7575, 7601 & 7621 WESTON ROAD, 10, 11, 20, 21, 30, 31, 40, 41, 55 & 67 COLOSSUS DRIVE AND 16, 21, 30 & 31 FAMOUS ROAD VICINITY OF HIGHWAY 7 AND WESTON ROAD

Dear Mayor and Members of Council,

The Weston Downs Ratepayers Association (WDRA) represents a residential community of 1876 homes, bounded by Rutherford Road to the north, Langstaff Road to the south, Weston Road to the east and the National Estates to the west.

On behalf of WDRA, we would like to express our support of the City of Vaughan planning department's recommendations that this application **NOT** proceed in advance to the Weston Road and Highway 7 Secondary Plan being considered by Council. We also **oppose** the developer's application to redesignate the subject lands from "High-Rise Mixed-Use", "Mid-Rise Mixed-Use" and "Community Commercial Mixed-Use" with no identified heights or density to "High-Rise Mixed-Use" with an overall maximum density of 4.0 times the area of the lot across the entirety of the subject lands with building heights ranging from 22 to 55-storeys and one, 68-storey.

Our concerns are as follows:

Commercial and Employment Lands

We must protect our employment lands. The residents of Vaughan need places to work within Vaughan. Many Vaughan citizens are tired of long commutes to work, as we are becoming known as *Vaughan, the Bedroom Community*. The Community Commercial Mixed-Use must be retained since it will provide a mix of office and other uses with some commercial use which will provide jobs for our current and new residents of Vaughan.

In addition, this area has become a commercial hub that residents of Woodbridge have depended on for their commercial needs. We must retain some of the commercial uses for both the current and new residents of this development. As we all know from current high rise mixed use developments, the commercial units in mixed use high rises are difficult to access and are often not viable.

Density and Range of Housing Types

We need a full range of housing types and especially the low and medium rise buildings which have often been described as the “missing middle”. Families and seniors particularly look for these lower rise buildings and larger family size units.

Traffic and Transit

Since this developer is proposing such high densities in such a small section of land, the developer must provide more consideration to traffic flow and specifically outline alternatives to car use. Specifically, the developer should plan and implement the infrastructure for a shuttle bus service from the high density community to the subway. It is a well known fact that the Highway 7 and Weston Road intersection is not only congested but also a high collision intersection. On October 18, 2022, YorkRegion.com news reported that Highway 7 and Weston Road is one of the top five collision frequency intersections in York Region.

Parking

The developer is currently planning for essentially all underground parking, however some above ground parking is needed especially for use of the commercial establishments. Adequate visitor parking must be planned for and integrated into the individual buildings and the general development.

Greenspace, Parks and Community Centres

The amount of greenspace and parks is not sufficient for this high density development. The planned densities are so intensive that this new community requires a park that is the size of a Regional Park with all the amenities including playgrounds, meeting places, community centre and library.

Conclusion

In conclusion, the WDRA opposes approval of this application in advance of the Weston Road and Highway 7 Secondary Plan being considered by Council. The WDRA also **opposes** the developer’s application to redesignate the subject lands from “High-Rise Mixed-Use”, “Mid-Rise Mixed-Use” and “Community Commercial Mixed-Use” to “High-Rise Mixed-Use”. We also encourage the developer to meet with the City of Vaughan ratepayer groups to address our concerns.

Thank you for your time and consideration.

Yours truly,

Weston Downs Ratepayers Association

Per:

Victor Lacaria

Co-president, Weston Downs Ratepayers Association

Nadia Magarelli

Co-president, Weston Downs Ratepayers Association

Rose Savage

Co-president, Weston Downs Ratepayers Association

C3
COMMUNICATION
COUNCIL – JANUARY 24, 2023
CW (PM) - Report No. 3, Item 7

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] RioCan Development
Date: January-18-23 10:41:26 AM

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

From: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Sent: Wednesday, January 18, 2023 10:38 AM
To: DevelopmentPlanning@vaughan.ca; Clerks@vaughan.ca
Subject: FW: [External] RioCan Development

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

From: [REDACTED]
Sent: Monday, January 16, 2023 7:53 PM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>; Linda Jackson <Linda.Jackson@vaughan.ca>; mayor@vaughan.ca
Subject: [External] RioCan Development

Good evening,

I am writing as a local resident who resides not far from the proposed RioCan development.

While I understand this development has not been approved... with Vaughan's subway stop and the provinces mandate for new homes faster, I realize the likelihood of its approval is rather imminent. I respect the due process and would like to confirm I do not support its approval.

I support affordable housing and local businesses, however crime and traffic in our area is at an all time high and must be addressed. People need homes but they need safe homes with services. If we start loosing local businesses in favour of big box stores, loose local grocery shops and deal with increased traffic and other potential issues including further crime... this won't be a city or area safe for current or future residents.

I am not sure where any of you stand on this development, however I would love to hear how the increased development will also lead to increased services and safety issues addressed. Current residents are all quite concerned about this and it was not included in the mailer we received.

Thank you,
Amy Cross Mattei

C4
COMMUNICATION
COUNCIL – JANUARY 24, 2023
CW (PM) - Report No. 3, Item 7

From: [Adelina Bellisario](#)
To: [Adelina Bellisario](#)
Subject: FW: Committee of the Whole (PM) – January 17, 2023: Late Communication (Item #7)
Date: January-18-23 1:57:57 PM
Attachments: [FINAL PM NOTICE, OP.22.002, OP.22.005.pdf](#)

From: mtarisferrazza [REDACTED]
Sent: Monday, January 16, 2023 4:51 PM
To: Clerks@vaughan.ca
Subject: [External] FW: Meeting Notice for Riocan on January 17, 2023

In accordance with the upcoming positive for Covid on the weekend and will be unable to attend the meeting:

I would like my concerns read at the meeting

Woodbridge has always been a work/play/shop community. These condos will only bring congestion to our roads and take away all the shops and entertainment in the area. It will no longer be a walking community and the traffic at Weston and 7 is a disaster now, what will it be like with another 3000 people?

Also with all the youth crime I don't think that it is smart to take away the movie theater and the putting edge. Where are our kids suppose to go???? The streets to cause trouble? There is not other movie theater in the Woodbridge area, the children will have to go to Brampton or Richmond Hill. I can guarantee that the youth crime will go up. How fair is that? Woodbridge has no outlet for them, and the only place we have is being taken away and probably adding more youth with nothing to do.

I am sure that the development will proceed as hands have been greased and the little guy doesn't have any say, this meeting is just a formality. I just wanted to put in my thoughts

From: Margaret Holyday <Margaret.Holyday@vaughan.ca>
Sent: January 11, 2023 1:04 PM
To: Margaret Holyday <Margaret.Holyday@vaughan.ca>
Subject: Meeting Notice for Riocan on January 17, 2023

Good Afternoon,

Please see attached notice for the upcoming statutory public meeting hearing on January 17, 2023.

Thank you,

Margaret Holyday, MCIP RPP

Senior Planner

905-832-8585 ext. 8216 | margaret.holyday@vaughan.ca

City of Vaughan | Development Planning Department
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

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----- Original message -----

From: Maria Tari Sferrazza [REDACTED]

Date: 2023-01-16 4:45 p. ----- Original message -----

From: Maria Tari Sferrazza [REDACTED]

Date: 2023-01-16 4:45 p.m. (GMT-05:00)

To: [REDACTED]

Subject: Meeting Notice for Riocan on January 17, 2023

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Maria Tari-Sferrazza

Law Clerk

BRATTYS LLP | 905.760.2600 ext 357 | mtserrazza@bratty.com

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To: Margaret Holyday <Margaret.Holyday@vaughan.ca>

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----- Original message -----

From: Maria Tari Sferrazza <mtsferazza@bratty.com>

Date: 2023-01-16 4:45 p.m. (GMT-05:00)

To: [REDACTED]

Subject: Meeting Notice for Riocan on January 17, 2023

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Maria Tari-Sferrazza

Law Clerk

BRATTYS LLP | 905.760.2600 ext 357 | mtsferazza@bratty.com

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From: Margaret Holyday <Margaret.Holyday@vaughan.ca>

Sent: January 11, 2023 1:04 PM

To: Margaret Holyday <Margaret.Holyday@vaughan.ca>

Subject: Meeting Notice for Riocan on January 17, 2023

Good Afternoon,

Please see attached notice for the upcoming statutory public meeting hearing on January 17, 2023.

Thank you,

Margaret Holyday, MCIP RPP

Senior Planner

905-832-8585 ext. 8216 | margaret.holyday@vaughan.ca

City of Vaughan | Development Planning Department

2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1



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C5
COMMUNICATION
COUNCIL – JANUARY 24, 2023
CW (PM) - Report No. 3, Item 5

From: [Rob Mancuso](#)
To: Clerks@vaughan.ca
Subject: [External] Item 5 - EAST KLEINBURG DEVELOPMENTS INC., 1045501 ONTARIO LIMITED AND TOYA INVESTMENTS LIMITED (PHASE 3) ZONING BY-LAW AMENDMENT FILE Z.22.031 DRAFT PLAN OF SUBDIVISION FILE 19T-22V008 - 11063 AND 11191 HIGHWAY 27 VICINITY OF HIGHWAY 27 AN...
Date: January-16-23 5:08:27 PM

To Whom It May Concern,

It is quite concerning to me and my neighbours to learn that the YCDSB is seeking approval of the designated site on the Copper Creek Golf Course. Our neighbourhood is on the opposite side of highway 27 and we are concerned with the increase in traffic and pollution if this proposed site is approved. In addition, building a school on this busy highway would pose a safety risk to students, teachers, bus drivers and commuters.

YCDSB already has 2 other sites nearby (Rutherford Road & Islington Avenue; Pine Valley Drive & Teston Road). Why would the YCDSB need 3 sites in this area. Having a high school at the Copper Creek Golf Club would worsen the quality of life for the residents in our area. Please rescind this notion of asking the City of Vaughan to approve this proposed site as it would be very disruptive and a high risk for all the citizens in this area. If you need to contact me, please call 647-242-0921.

Best regards,

Robert (Rob) Mancuso

Director, Global Quality & Compliance

Apotex Inc.: 150 Signet Drive – Prefab, Toronto, ON Canada M9L 1T9

T: 416-749-9300 x7338 | **C:** 647-242-0921 | rmancuso@apotex.com | www.apotex.com

C6
COMMUNICATION
COUNCIL – JANUARY 24, 2023
CW (PM) - Report No. 3, Item 5

From: [Anna Aquino](#)
To: Clerks@vaughan.ca
Cc: [David Aquino](#); [Mrs. Liberata Aquino](#); [Alessandra F. Aquino](#); [Mr. Joseph Robert Aquino](#)
Subject: [External] EAST KLEINBURG DEVELOPMENTS INC., 1045501 ONTARIO LIMITED AND TOYA INVESTMENTS LIMITED (PHASE 3) ZONING BY-LAW AMENDMENT FILE Z.22.031 DRAFT PLAN OF SUBDIVISION FILE 19T-22V008 - 11063 AND 11191 HIGHWAY 27 VICINITY OF HIGHWAY 27 AND KIRBY RO...
Date: January-16-23 5:38:04 PM

REF; [EAST KLEINBURG DEVELOPMENTS INC., 1045501 ONTARIO LIMITED AND TOYA INVESTMENTS LIMITED \(PHASE 3\) ZONING BY-LAW AMENDMENT FILE Z.22.031 DRAFT PLAN OF SUBDIVISION FILE 19T-22V008 - 11063 AND 11191 HIGHWAY 27 VICINITY OF HIGHWAY 27 AND KIRBY ROAD](#)

Good afternoon,

I hope this email finds you well. It has come to our attention from the office of Councillor Marilyn Iafrate that there will be a Committee of the Whole Public Hearing on January 17th 2023 at 7pm to discuss a very concerning matter that has come to our attention, of a Catholic High School proposed to be constructed on a portion of the land on the Copper Creek Development. We are coming to you as residents just south of this location at the Boulevard subdivision to please reconsider this proposal. There are a number of reasons that we feel that a different location should be considered. Firstly, we have personally been subjected to two home invasions already due to the fact that there is easy access in behind our home adjacent to the ravine and Copper Creek Developments. Having a school now placed just north of this laneway by Copper Creek, invites even more such disruption. In the last four years, we have pleaded to our politicians to address this issue by adding more lighting, eliminating the access to walkways from highway 27 or the access from the Treelawn subdivisions, or even entertaining a gated community. However, it seems as though these concerns are falling on deaf ears since instead of helping our situation, the problem is becoming more complex. We already live with such high anxiety that we have had to personally acquire 24 hour security surveillance in our subdivision to deal with the number of car thefts and home invasions occurring throughout the day and night as very little police presence exist.

Secondly, we play chicken with our lives each and every time when we try to exit our subdivision when making a left turn or even a right turn for that matter onto highway 27 from the Boulevard. Adding a High school just north of this intersection will cause even more traffic that will just make it impossible to leave our area. This subdivision has one access into and out of. This is already an emergency situation nightmare; why would we add more stress and strain to the area by adding a High school that comes with a lot more traffic concerns?

Furthermore, putting a high school in the middle of a small subdivision that has absolutely no access to any amenities for them is insulting for these teens. Would this mean that access through our subdivision would be used to obtain the amenities in downtown Kleinburg for them? Thus causing more disruption through our streets.

We trust that you will evaluate the safety concerns that arise by constructing a high school on the grounds of Copper Creek and reconsider your proposal.

Kindest Regards,
Joseph and Anna Aquino

C7
COMMUNICATION
COUNCIL – JANUARY 24, 2023
CW (PM) - Report No. 3, Item 7

From: [Adelina Bellisario](#)
To: [Adelina Bellisario](#)
Subject: FW: Committee of the Whole (PM) – January 17, 2023: Late Communication (Item #7)
Date: January-18-23 2:09:07 PM

From: Josie Feliciani [REDACTED]
Sent: Tuesday, January 17, 2023 8:31 AM
To: Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Proposed Rezoning of lands at Hwy 7 & Weston Road (Famous Road & Colossus Drive)

Good Morning,

We have been residents of the Weston/7 area of Woodbridge for the past 35 years. We are very opposed to the above rezoning proposal for many reasons, namely:

The area has become very densely populated and a heavy traffic zone with the recent addition of several highrises and the subway. Adding 32 more highrises in such a small area will be devastating to the area and community. It means even more traffic, congestion and possible crime. It will also eliminate the much needed retail plazas and restaurants. It will only create more chaos and grid lock.

I note there is a public meeting tonight to discuss the above application for rezoning and am asking you to be our voice.

Regards,
Josie Feliciani

C8
COMMUNICATION
COUNCIL – JANUARY 24, 2023
CW (PM) - Report No. 3, Item 5

From: [Tina Di Vito](#)
To: Clerks@vaughan.ca
Subject: [External] EAST KLEINBURG DEVELOPMENTS INC., 1045501 ONTARIO LIMITED AND TOYA INVESTMENTS LIMITED (PHASE 3) ZONING BY-LAW AMENDMENT FILE Z.22.031 DRAFT PLAN OF SUBDIVISION FILE 19T-22V008 - 11063 AND 11191 HIGHWAY 27 VICINITY OF HIGHWAY 27 AND KIRBY ROAD
Date: January-16-23 8:02:40 PM

Dear Clerk,

I am writing to let you know that I say NO to a high school in Kleinburg on Hwy 27 north of Islington Ave.

Residents were NOT given sufficient, infact were not given any notice at all that this was a proposal. There is confusion as to the exact location - since a notice was not provided to local residents. Why was a notice not mailed to residents? Why are we not invited to a town meeting for residents to express their thoughts or concerns? WHY are the residents, voters and taxpayers (including catholic school supporters) not included in this decision?

I **strongly disapprove** of the proposal to build a high school on the east side of Highway 27 north of Islington Ave on the lands on and around Copper Creek Golf Club for the following reasons:

1) The school board should consider building a high school in an area **that will serve the most students**. AND that will not require the majority of students being bussed to the school. Given the population of Nobleton and New Kleinburg it makes sense to build a school further north and west to accommodate those residents. There is significant vacant land along Highway 27 and Kirby Rd that can be used for this purpose.

2) The school board **already owns a secondary school site at Rutherford Road** and Islington Avenue. This site has been known to residents for many years and we have been waiting for a school to be built to serve residents in the area. Instead, students have had to be bused much further to attend catholic schools for 15+ years.

3) The school board **already has a site designated at Pine Valley Drive** and Teston Road which makes sense due to the new and ongoing building that is happening. Those residents will benefit from having a school close to where their school age children live. Plus, there will be shops/food located close by in the retail plaza being built in that area.

In addition, why not search for land off of Nashville where the new subdivision is built - New Kleinburg - (ie. on the other former golf course that was destroyed)? **Those homes need a high school more than the Boulevard Neighbourhood.**

4) The neighbourhoods to the south (all the way to Major Mackenzie), and south west **are well established and will not benefit from having a high school** in the area. They needed a high school 10 years ago - and were waiting anxiously for the Rutherford/Islington location to deliver what was desperately needed. This new proposal just does not make economic sense. Do not use taxpayer money to build a school that will not serve local taxpayers/residents.

5) The residents of "On the Boulevard" are aware of the proposals from developers to destroy the Copper Creek Golf Course and build high density

residential including a condo building. We have strongly opposed this proposal for the last several years. Marilyn Iafrate and Vaughan Council are aware of our opposition and concerns. While we have attended meetings at the town pre-COVID - **We have not been updated on this proposal for over 2 years - - -** We are now wondering how the YCSDB would obtain land in that area and why this is the very first we are hearing about this development application AND **why were we not given an opportunity to consider the proposal?** Why was this done without taxpayers knowledge?

6) There will be **increased traffic** on a single lane road (Hwy 27) - buses, cars, pedestrians and so on.

7) **No infrastructure** (shops/food) for students - so where will they "hang out" --- our neighbourhood? We are already experiencing a significant increase in burglaries, and car thefts and have received no support from local governments.

Warm regards,

Tina Di Vito

C9
COMMUNICATION
COUNCIL – JANUARY 24, 2023
CW (PM) - Report No. 3, Item 1

From: [Pina Sacco](#)
To: Clerks@vaughan.ca
Subject: [External] Celebration Estates Inc. Deputation: Committee of the Whole Meeting on Jan 17/23
Date: January-16-23 1:44:10 PM
Attachments: [Celebration Estates Inc. Deputation.docx](#)

Good afternoon,

Please find attached my deputation that I would like to submit and to be entered regarding the amendments being proposed by Celebration Estates Inc. This is an agenda item for the Committee of the Whole Meeting being held Tuesday January 17, 2023.

Given that I cannot attend in person to give the deputation, please enter my written submission.

Please acknowledge receipt of the deputation and that it has been submitted as part of the discussion.

Respectfully,
Pina Sacco.

Celebration Estates Inc
Committee of the Whole
Written Deputation
Tuesday January 17, 2023

My name is Pina Sacco and I reside in the Village Core of Woodbridge, and I am a member of the Village of Woodbridge Homeowners Association. I would like to submit a deputation outlining my concerns with the proposed amendments being sought by Celebrations Estates at 11, 15, 23, and 276 Landsdowne Ave (vicinity of Regional Road 7 and Kipling Ave.

My concerns relate to precedence, traffic safety, traffic congestion and intensification.

Celebration Estates Inc. seeks to get approval for amendments to a prior proposal that has already been discussed, voted and passed by Vaughan City Council. This amendment would see the this development increase from a 10-storey build to an 11-storey building increasing the number of residential condo units to 180. This would also see the FSI increase to 3.58. My concern is the validity of Council decisions and whether residents can trust Council to keep its decisions and not cave to the desires of developers. Why is Council not sticking to its original decision, if this decision has already been vetted, voted and passed by Council? Why is Council flip flopping on its decision and thus setting a precedent of future applications, indicating to developers that they can continue to press for increases, and signalling to residents that Council's decisions are vulnerable to the whims of developers? Residents should feel secure in knowing that Council's decisions are not subject to the advantages of the economic gains of developers over the concerns and desires of the community represented by said Council.

The expansion of this development will lead to increased units which will lead to increased traffic in an established community with Woodbridge Public School, which is across the street from this new development. The increased traffic will only cause more congestion along Hwy & 7 and the surrounding neighbourhood streets. This increase in traffic presents safety concerns for school children walking to school, parents driving their children to school and also residents who live in the area. Moreover the entrance to the building will be off of Hwy & which only means more cars will be using the same lane that is a "bus lane" when drivers are trying to enter the building. Again this is a safety issues, as cars already try to 'beat' the bus as they head west on Hwy 7 from Islington to Kipling so that they can make a right hand turn at Kipling before getting stuck behind a bus. No consideration has been given for an additional lane to accommodate the turn into the entrance of this building.

Traffic infrastructure is a problem for residents in the area and an increase in the proposal will only make the situation worse. Congestion along Hwy 7 from Helen St. to Kipling Ave is already at a snail's pace during many hours of the day. This area has a limited two lane east and two lane west traffic configuration, and as well as a steep incline and decline as you approach Islington Ave. This is a common accident-prone area. To exasperate the problem, the entrance to this building is just past the railway bridge before approaching Kipling Ave. where residents have been told in the past that Hwy 7 can not be expanded to alleviate the present congestion because of the City does not own the bridge and expansion will require CN approval and involvement. Why does Council continue to ignore the traffic impact and infrastructure shortcomings that this area, and the negative impacts that this development and other future developments (some that are already on the books) will have on vehicular, transit and pedestrian use?

Moreover the residents of the Village of Woodbridge have seen an increase follow of traffic along Woodbridge Ave. from Islington to Kipling over the last 15 years. This increase is due to driver frustration which results from congestion along Hwy 7 from Islington to Kipling. Drivers are using Woodbridge Ave to bypass this congestion along Hwy 7 causing traffic and safety issues in the Village Core. The concerns and complaints of the residents of the Village Core have seemed to fall on deaf ears and (as the last municipal election showed) residents have become disillusioned with their representative. The Woodbridge Village Core has endured development projects in the area and vicinity that were not to particulars of City Plan, and they have witnessed a degradation not an improvement to the vitality of the Core. While residents are not opposed to development, they would like Council and developers to abide by the particulars of the City Plan, especially when it has direct impacts on the Historic area of Woodbridge.

For these reasons I wish to express my concern and opposition to the amendments to the Celebration Estates Inc proposal and hope that Council makes good on its previous decision regarding this development.

Respectfully,

Pina Sacco

■ Amos Maynard Circle Woodbridge ONT ■

C10
COMMUNICATION
COUNCIL – JANUARY 24, 2023
CW (PM) - Report No. 3, Item 7

From: [IRENE FORD](#)
To: Council@vaughan.ca; Clerks@vaughan.ca; [Integrity Commissioner](#); [Todd Coles](#)
Subject: [External] RioCan - Writing Their Own Recommendations
Date: January-17-23 1:04:57 PM

I really resent RioCan writing recommendations to staff.

Thank you Councillor DeFrancesco for forwarding this communication so that it appears to the public on the agenda. It's highly inappropriate of RioCan to do this, have they or should they be registered as a lobbyist?

I do not agree that any portion of this approval should be proceeding ahead of the approval of the secondary plan. It's like saying it will ultimately be approved as proposed by RioCan.

It is evident that there are significant infrastructure pieces missing and cost issues that must be addressed and understood to even know if the scale of development can even be accommodated. RioCan's independent reports will justify everything, they need to be verified by third party independent sources not being paid by the landowner. Intentional or not they are biased and paid to advocate for the landowners wills and wants. They look no further than the end of their nose and will not include uncertainties and unknowns about surrounding developments as well as timelines related to required infrastructure and services for their own development.

Things are off the rails, a few years ago I would have never been this direct or abrasive, now I see no choiced when such large powerful interests continue to exercise their power upon multiple levels of government and our politicians, decision makers. Citizens can not and should not have to compete with this for their concerns to be heard, recognized and acted upon.

Thank you,
Irene

<https://pub-vaughan.escribemeetings.com/filestream.ashx?DocumentId=127126>

C11
COMMUNICATION
COUNCIL – JANUARY 24, 2023
CW (PM) - Report No. 3, Item 7

From: [Adelina Bellisario](mailto:Adelina.Bellisario@vaughan.ca)
To: [Adelina Bellisario](mailto:Adelina.Bellisario@vaughan.ca)
Subject: FW: Committee of the Whole (PM) – January 17, 2023: Late Communication (Item # 7)
Date: January-18-23 2:59:04 PM

From: Bernie Divona <Bernie@thesimpleinvestor.com>
Sent: Tuesday, January 17, 2023 1:47 PM
To: Todd Coles <Todd.Coles@vaughan.ca>
Cc: mariogracco@vaughan.ca
Subject: [External] RIO CAN DEPUTATION CANCELLED

Hi Todd, please accept this email as my intent to cancel my deputation today as a result of a personal family matter.

[REDACTED]
[REDACTED] Under these circumstances I/we are unable to make the deputation tonight on behalf of the Pine Valley Village Community Association.

By copy to Regional Councillor Racco, it is our view, as the community most directly affected , and the subject property is included within the VMC in you have shown leadership and dedication, knowing no decision is to be made tonight, but direction and leadership is needed, we recommend the following :

1. Receive the submission by the Pine Valley Village Community Association
2. Receive and refer the submission to the applicant to review and consider within the Provincial Policy Statement guidelines identified within the submission to allow the City of Vaughan staff to review and consider the compatibility, appropriateness, accessibility, and affordability.
3. The planning review by the applicant and the City of Vaughan Staff then be referred to the VMC Committee to review and consolidate the application within the VMC Master Plan as the RIO CAN property is within the VMC, and plays an integral part of the total VMC.
4. A VMC Master Plan shall include a “master road” system in which has been recommended by RIO CAN but not continuous or integrated within a “master road” system for the entire VMC to connect Weston Road to Jane Street as per the VMC secondary plan in which had included a ring road system, bridge or overpass from east to west, and re-design of the intersection of Weston Road and Hwy 7 as the most dangerous intersection. (You can only reduce or address gridlock if you plan and design changes to the transportation and road network.)

Bernie DiVona
Pine Valley Village Community Association

From: Clerks@vaughan.ca <Clerks@vaughan.ca>
Sent: Monday, January 16, 2023 3:42 PM
To: Bernie Divona <Bernie@thesimpleinvestor.com>

Subject: Automatic Reply

Thank you for contacting the Office of the City Clerk at the City of Vaughan.

Your inquiry is important to us. The appropriate staff will respond to your email within five (5) business days.

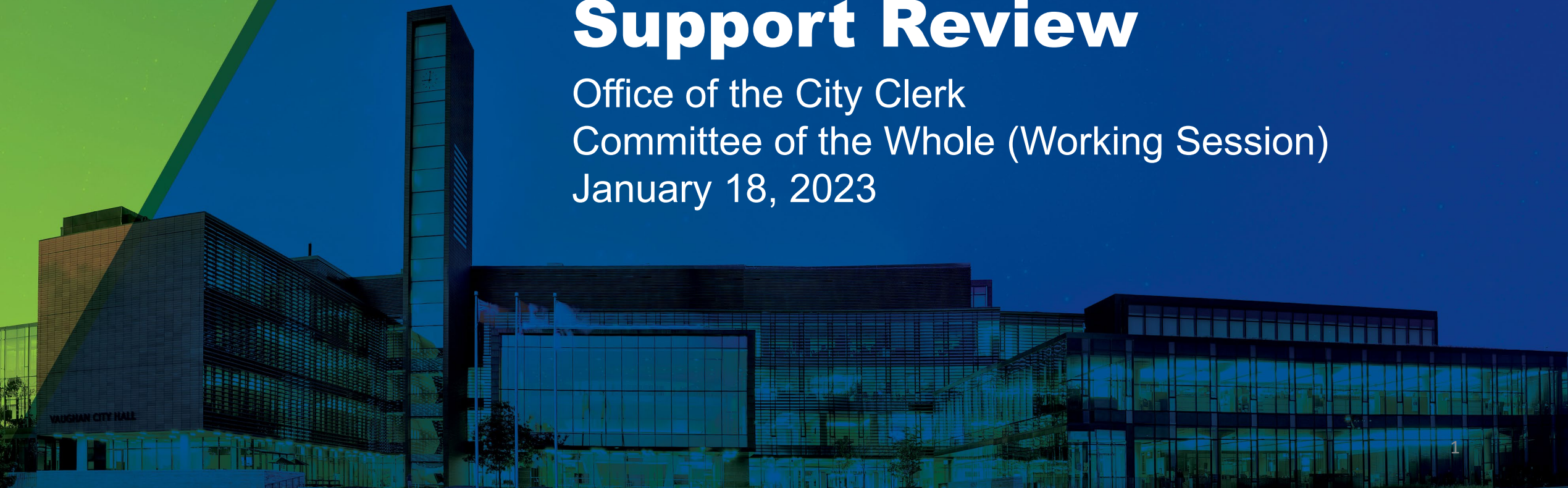
If you require immediate assistance, please contact Office of the City Clerk at 905-832-8585 or visit vaughan.ca/cityhall/departments/occ.

If you wish to speak to an item listed on a Committee Agenda for an up-coming meeting, please pre-register by submitting a [Request to Speak Form](#) to clerks@vaughan.ca by noon on the last business day before the meeting.

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

Council Administrative Support Review

Office of the City Clerk
Committee of the Whole (Working Session)
January 18, 2023



Chronology

January 25, 2022

- Member's Resolution

June 21, 2022

- Committee of the Whole (2)

September 14, 2022

- Committee of the Whole (Working Session)

January 18, 2023

- Committee of the Whole (Working Session)

Rationale

Staff within the offices of the Councillors report to the City Clerk, however they take daily direction from the Council Members

Council office staff are City employees, however, the nature of their work is distinct from other Union and non-Union staff

Council office staff are more akin to political staff and their work is unique within the City

Council office staff are City employees, and the City has certain statutory requirements and corporate responsibilities to those staff

Rationale

Council Executive Assistants are included in the Office of the City Clerk's budget, while Council Administrative Assistants are included in the individual Council office budgets

Remuneration for Council office staff are set within the current corporate compensation structure with limited flexibility to recognize the experience and value that a staff member may have

A flexible compensation structure is important to attracting and retaining employees with the specialized skills and experience to staff a political office

Background

- At the meeting of January 25, 2022, Council adopted a Member's Resolution directing staff to report on options for the staffing of Council Member offices, including but not limited to a review of:
 - 1) Recruitment process
 - 2) Reporting structure
 - 3) Compensation model
 - 4) Appropriate budget source

Analysis and Options

- Staff conducted a survey of comparator municipalities to analyze processes and structures for Council Member staffing according to the four categories contained in the Member's Resolution, as well as the composition of staffing for comparator Council Members' offices.
- A total of eight comparator municipalities provided responses to the survey, which informed the proposed alternate options for each focus area in the review.

1) Recruitment Process

- The first area of review analyzed the process by which administrative support staff are recruited to serve in their respective Council Members' offices.
- Two-thirds of respondent municipalities indicated that their Mayor and Members of Council were directly involved in the recruitment of their office staff. Members led the interview process with the support of municipal staff.

Option 1-A (Status Quo)	Mayor and MOC involved in recruitment.
Option 1-B	Recruitment process conducted by City staff only.

2) Reporting Structure

- The second review area focused on the reporting structure between Council administrative support staff and the Mayor and MOC and/or municipal staff.
- At present, administrative support staff for the City of Vaughan take direction from the Mayor or Member of Council on a day-to-day basis, but report to the City Clerk for administrative purposes. The Clerk handles attendance management, corporate training, human resources matters, annual performance management plans and other daily activities.
- Half of respondent municipalities indicated their Council admin staff report to the Clerk, the other half report solely to their respective Member of Council.

Option 2-A (Status Quo)	Council administrative staff report to the City Clerk.
Option 2-B	Council administrative staff report to the Mayor/MOC.

3) Compensation Model

- Council administrative support staff compensation is presently determined according to a standardized salary grid, consistent with other staff employed by the City of Vaughan.
- All surveyed respondent municipalities indicated that their respective Council office staff were paid according to a standardized salary scale or grid.

Option 3-A (Status Quo)	Council office staff are compensated according to the City's salary grid.
Option 3-B	Alternative compensation model as determined by Committee.

4) Appropriate Budget Source

- Compensation and benefits for Council office staff are sourced from two separate budgets. Full-time staff are funded by the Office of the City Clerk, while part-time staff are funded from the budget for their respective Member of Council.
- In a survey of comparator municipalities, the majority indicated that all of the funds for Council office staff came from the Clerk's budget. The cities of Hamilton and Toronto indicated that the entire Council office staff funding was sourced from their respective Members' office budget.

Option 4-A (Status Quo)	Full-time staff are funded from the Office of the City Clerk's budget, part-time staff are funded from Mayor/MOC office budgets.
Option 4-B	All Council administrative support staff will be transferred to and funded from the Office of the City Clerk budget.
Option 4-C	All Council administrative support staff will be transferred to and funded from Mayor/MOC office Budgets.

Council Administrative Support Staff Composition

- In addition to the four focus areas contained in the Members' Resolution, staff also surveyed comparator municipalities on the composition of their Council admin office staff.

Option 5-A (Status Quo)	The existing staff complements are maintained.
Option 5-B	Incremental increase to the staff complements of the Mayor and Members of Council to include a fulltime Chief of Staff to the Mayor and fulltime Administrative Assistants for each of the 9 Members of Council.
Option 5-C	<p>Replace the existing council administrative staffing structure which is based on a common structure and roles, with a set of staff complement options.</p> <p>Members of Council would have the option to select a combination of fulltime and parttime positions within their office staff budget. A set of Job Descriptions would be prepared with salaries against the City of Vaughan's existing salary grid, with the determination of which positions to hire left to each Member of Council based on their own needs, and the limitations of their respective office budgets. This option would also require option 4-C to be implemented, consolidating the Council office staff funding into their existing office budgets.</p>

Conclusion

- Staff have prepared a set of options for Council consideration that allow for flexibility based on the priorities and preferences of the Mayor and Member of Council for the recruitment process for council administrative staff, the source of office staff budgets, the reporting structure for council office staff, compensation model and staffing structure.
- The options contained in the report are based on best practices as determined by a survey of comparator municipalities.

11, 15, 23 & 27 Lansdowne Avenue, Woodbridge

Celebration Estates Inc.

C13
COMMUNICATION
COUNCIL – JANUARY 24, 2023
CW (PM) - Report No. 3, Item 1



PUBLIC MEETING
January 17, 2023

HUMPHRIES PLANNING GROUP INC.

OP.22.015

SITE & SURROUNDING CONTEXT

Municipal Addresses:

11 Lansdowne Avenue
15 Lansdowne Avenue
23 Lansdowne Avenue
27 Lansdowne Avenue

Site Area:

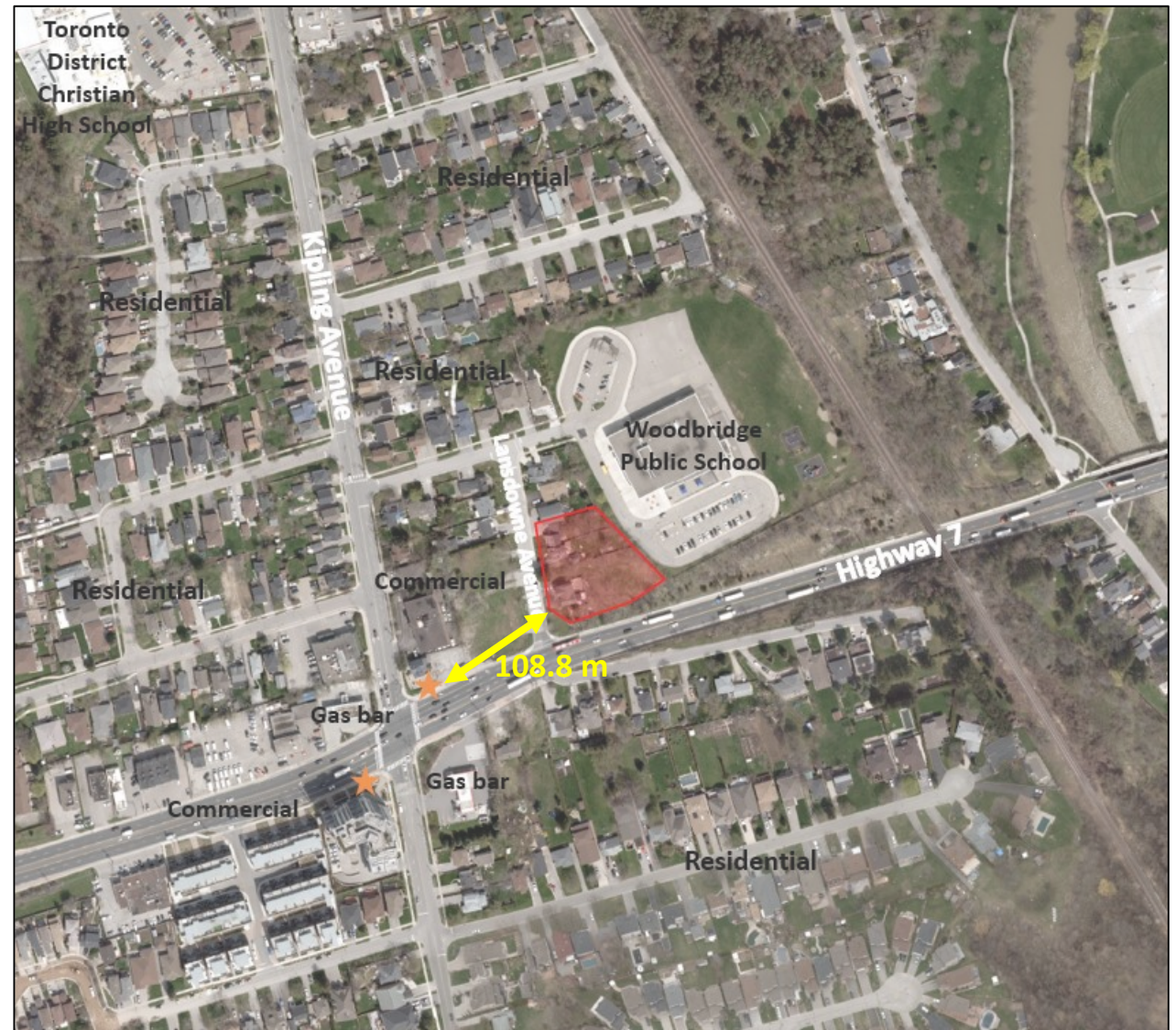
Gross: 0.92 acres (0.37 hectares)

Lot Frontage:

52.73 m – Lansdowne Avenue
84.95 m – Highway 7

Existing Uses:

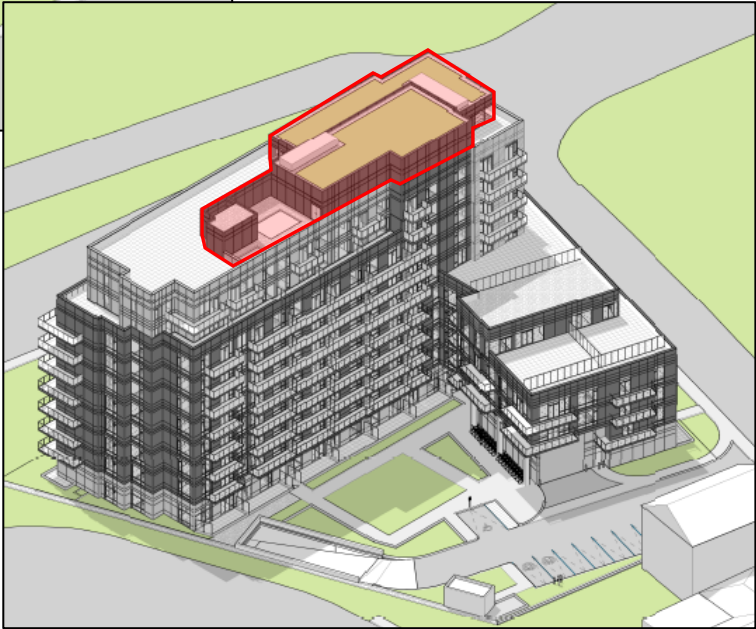
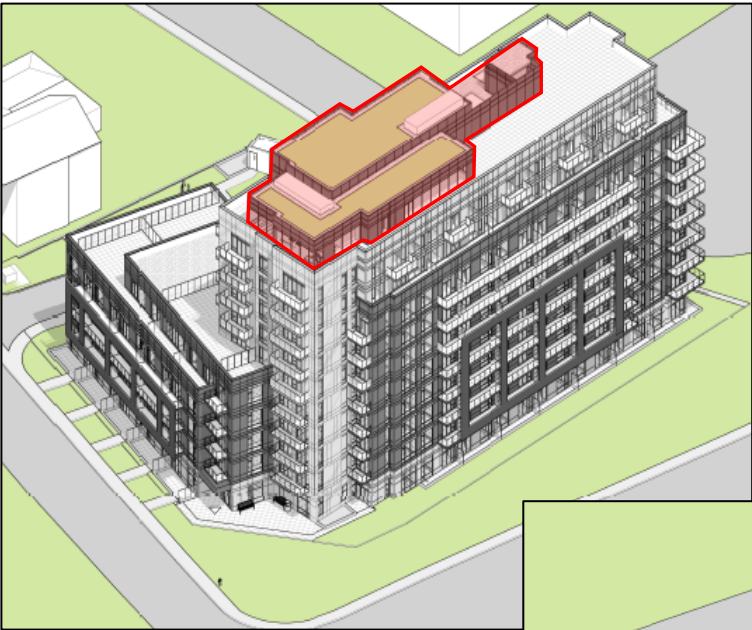
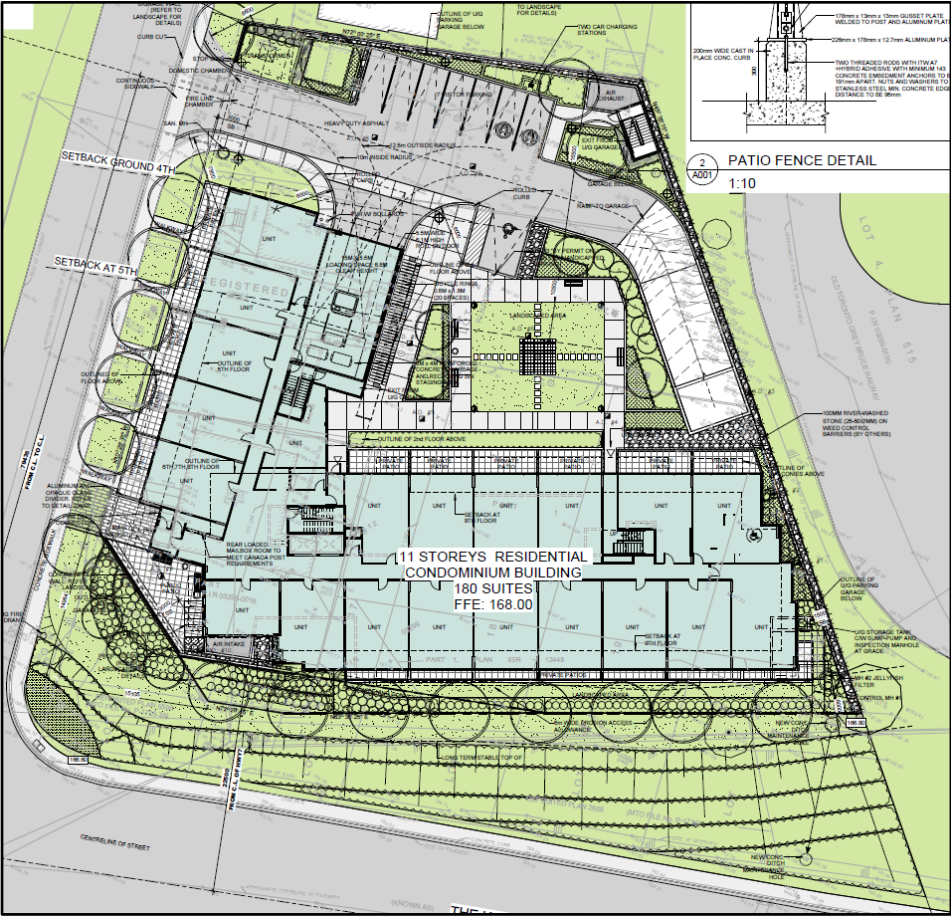
The site is currently vacant as the previously existing detached residential dwellings on 11, 23 and 27 Lansdowne have been demolished.



Subject Site ■ Bus Stop ★

Figure 1: Context Map (Google Earth, 2022)

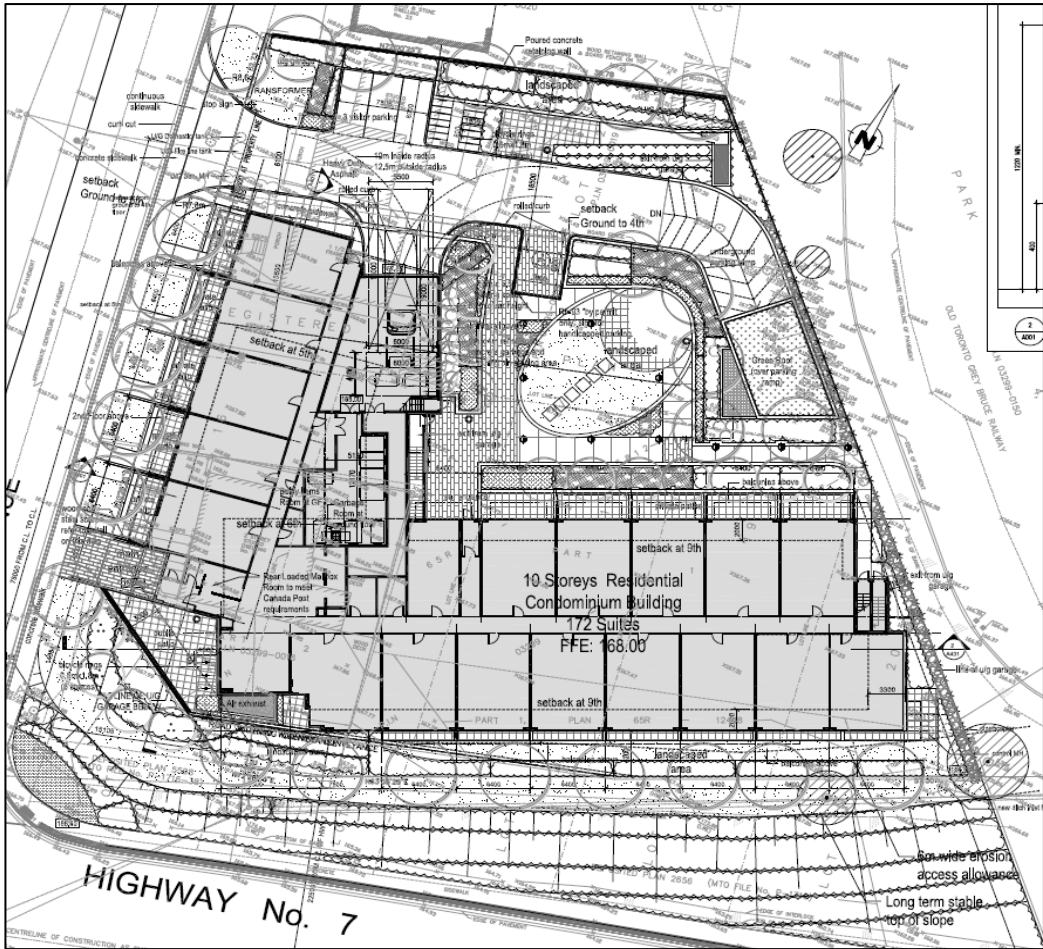
DEVELOPMENT PROPOSAL



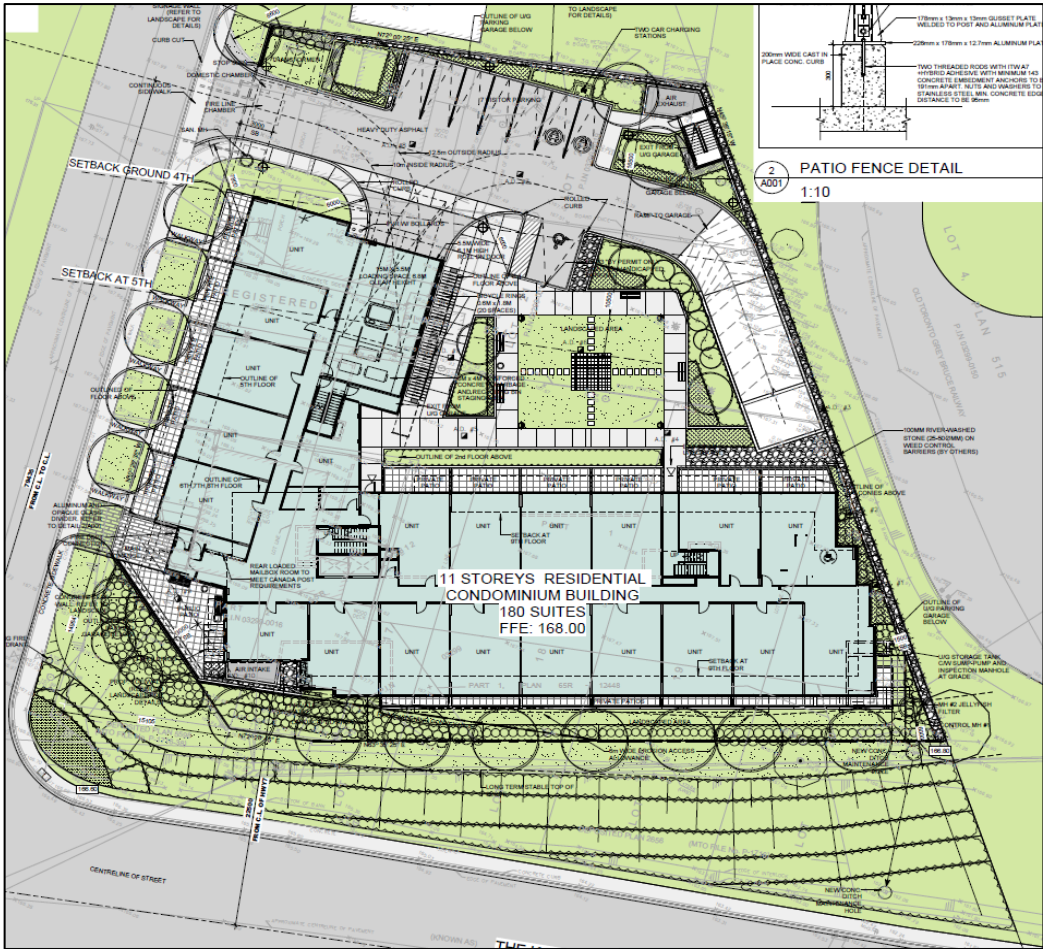
4

POLICY FRAMEWORK / EXISTING APPROVALS – SITE PLAN

■ City File DA.13.016

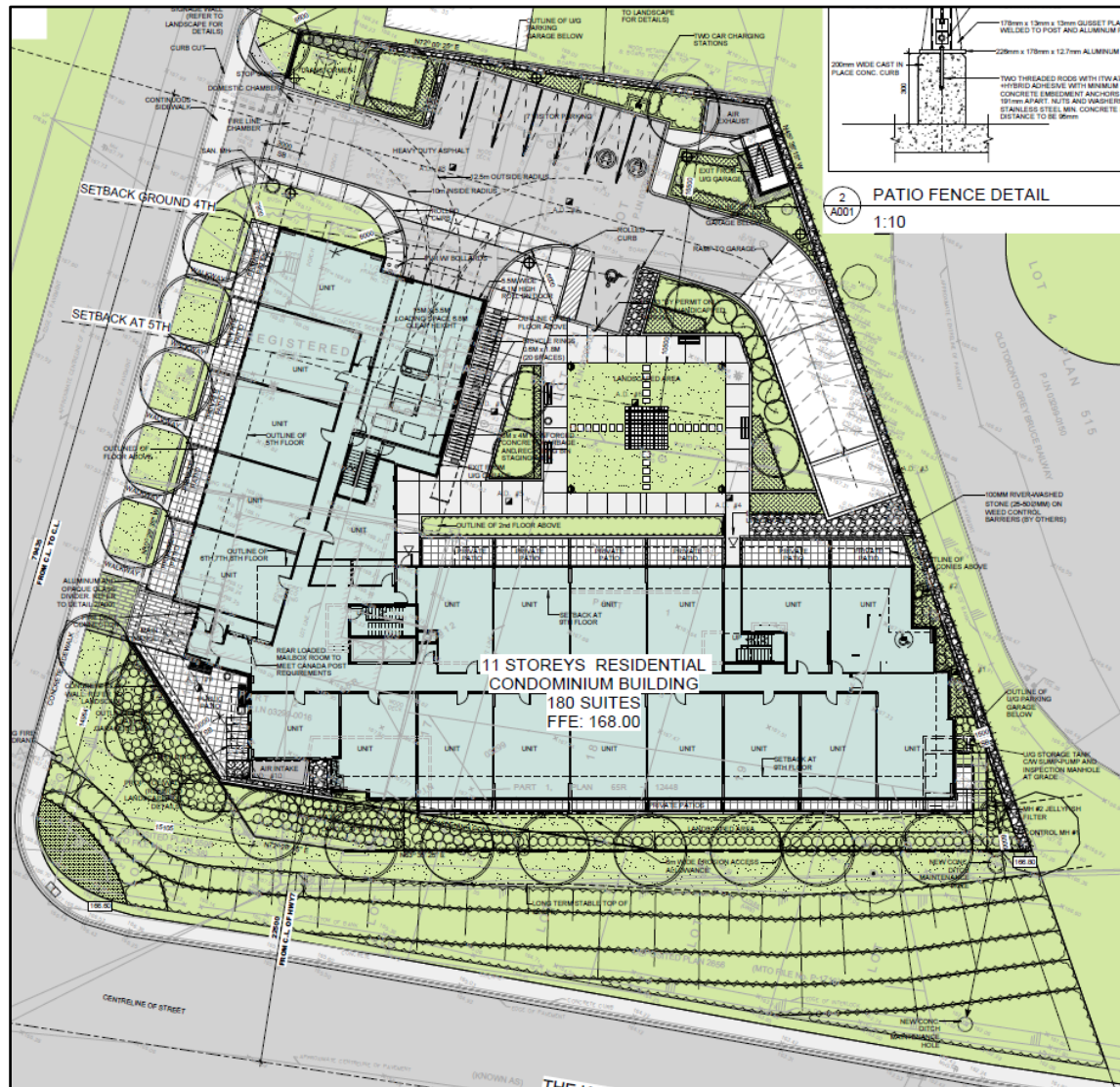


May 2022 – 10-storey condominium with 172 units



October 2022 – 11-storey condominium with 180 units

POLICY FRAMEWORK / EXISTING APPROVALS – SITE PLAN



Development Summary

	OLD	PROPOSED
Site Area	3,705.0 sq.m	3,705.0 sq.m
Lot Coverage	45%	45%
Total GFA	12,976.3 sq.m	13,271.9 sq.m
Total FSI	3.50	3.58
Total Units	172	180
Total Amenity Area	3,453.7 sq.m	3,831 sq.m
Building Height	10 storeys	11 storeys

Parking Statistics

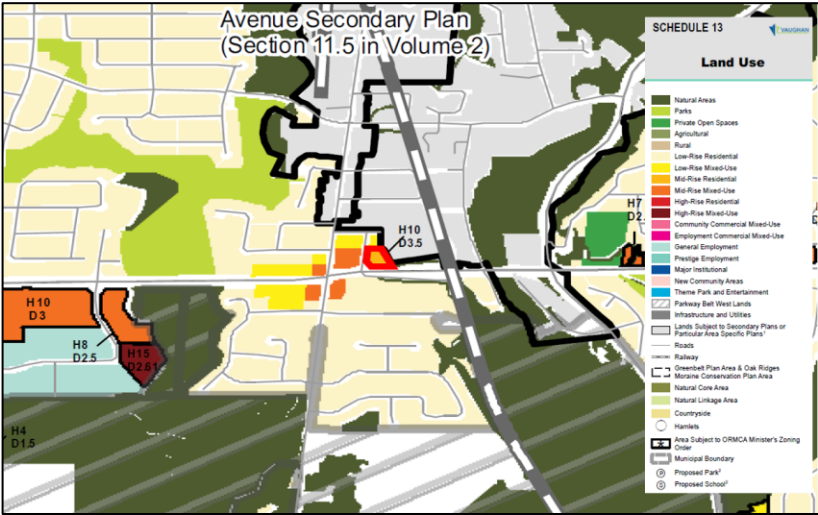
	OLD	PROPOSED
Vehicular Parking		
Resident parking (1.15 per unit)	198 spaces	226 spaces
Visitor parking (0.20 per unit)	35 spaces	36 spaces
Bicycle Parking		
Short Term (0.1 x units)	20 spaces	20 spaces
Long Term (0.5 x units)	89 spaces	116 spaces

OFFICIAL PLAN

- City of Vaughan Official Plan, 2010, as amended
 - OPA No. 6 designates the site “Mid-Rise Residential” with site-specific provisions permitting a maximum building height of 10 storeys and an FSI of 3.5.

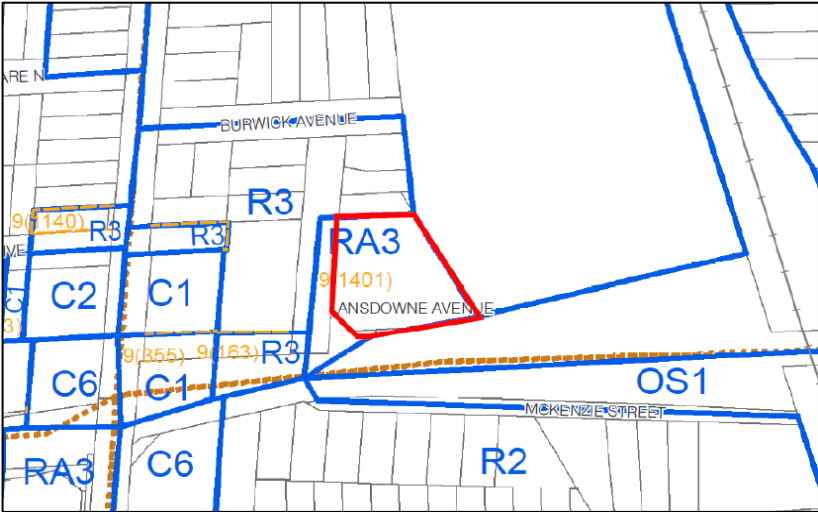
ZONING

- City of Vaughan Zoning By-law 1-88, as amended
 - By-law 091-2014 zones the site ‘RA3 9(1401)’ – ‘Apartment Residential’ Zone subject to site specific exception 1401 (regarding minimum yard requirements, minimum lot area, minimum amenity area, etc.)



Subject Site

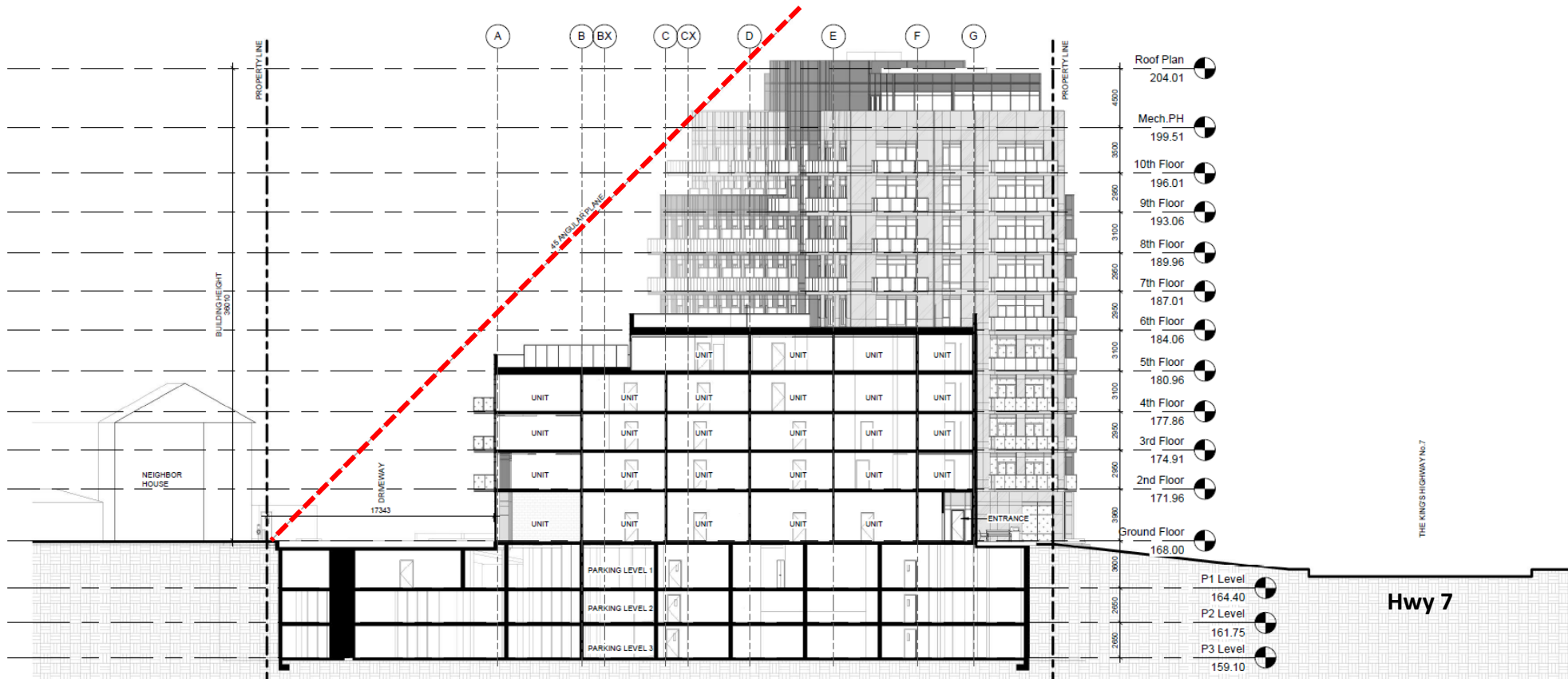
Figure 2: Schedule 13 – City of Vaughan – Land Use



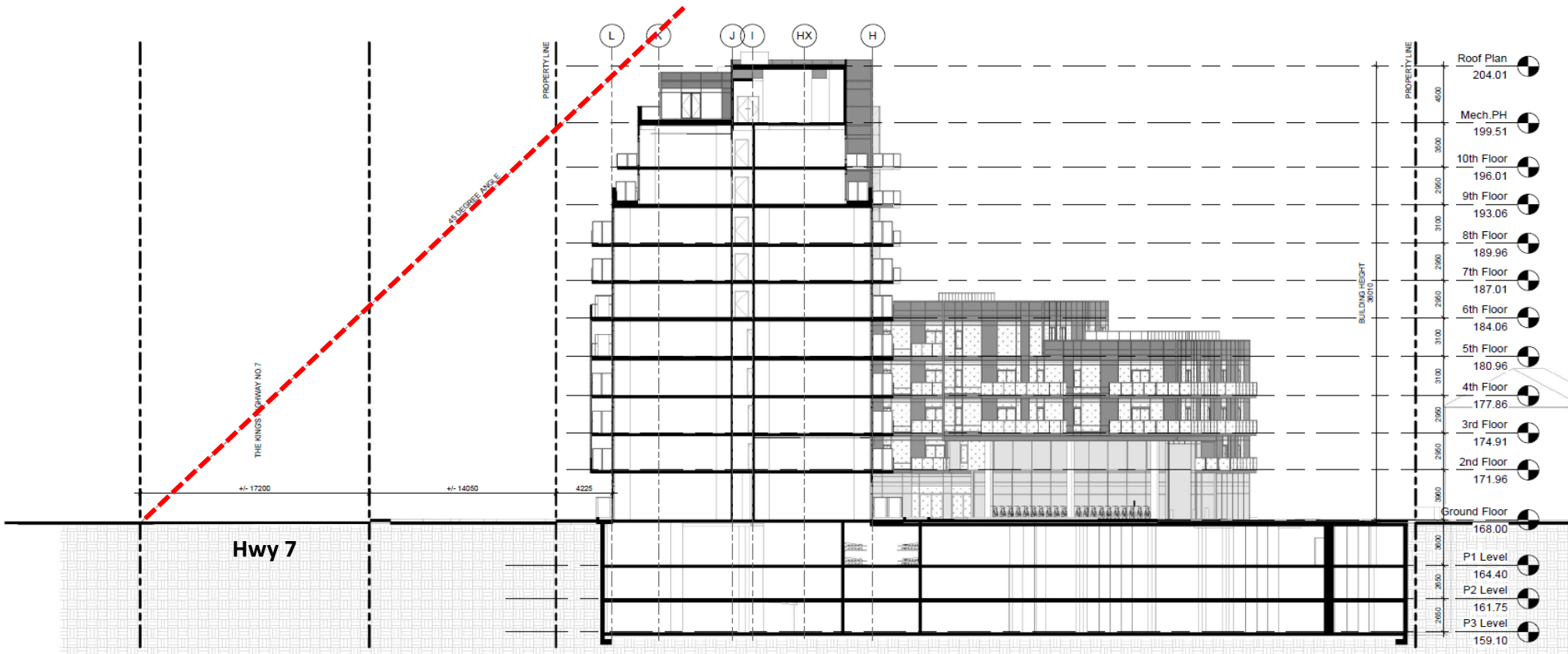
Subject Site

Figure 3: Zoning Map 7B – City of Vaughan

West Elevation



South Elevation



STUDIES COMPLETED

- **Planning Justification Brief**, prepared by HPGI
- **Pedestrian Level Wind Study**, prepared by Theakston Environmental
- **Traffic Brief**, prepared by GHD
- **Functional Servicing and Stormwater Management Brief (including Sanitary Sewer Analysis & Water Demand Analysis)**, prepared by Masongsong Associates
- **Sun & Shadow Study**, prepared by KFA Architects

THANK YOU

DATE: January 23, 2023

TO: Mayor and Members of Council

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

RE: **COMMUNICATION - Council – January 24, 2023**

Item #1, Report #7

VMC CONDOS LP. (formerly VMC West GP Inc.)
Site Development File DA.17.015 – 3201 Highway 7 (south-east corner of Highway 7 and Interchange Way)

Recommendations

The Deputy City Manager, Planning and Growth Management recommends:

That the staff report for Site Development File DA.17.015 (VMC CONDOS LP.) (formerly VMC West GP Inc.) be amended as follows:

1. THAT the references to “VMC West GP Inc.” and “VMC GP Inc.” found in the “Title” on Page 1, Recommendation #1 on Page 2, and Paragraphs 2 and 4 on Page 3, be deleted and replaced with “VMC CONDOS LP”.
2. THAT the 3rd paragraph on Page 8, starting with “Cash-in-Lieu of trees...” be deleted in its entirety and replaced with the following:

“The Owner shall satisfy all tree removal requirements in accordance with the City’s Tree Protection Protocol Tree Protection Agreement
Vaughan Council on March 20, 2018, enacted Tree By-law 052-2018 and Tree Protection Protocol 2018, which requires the City and the Owner to enter into a Tree Protection Agreement for the preservation and protection of private and public trees prior to the issuance of a Building Permit. The Owner shall satisfy any requirements for tree removal and compensation, if required, to the satisfaction of the VMC Program. Conditions of approval respecting these requirements are included in this report.”

3. THAT the first paragraph on Page 14, starting with “Parks Planning Staff...” be deleted in its entirety and replaced with the following:

“Parks Planning Staff, VMC Program of the Policy Planning and Special Programs Department and the Office of the City Solicitor, Real Estate Department have no objection to the Application and have provided comments. Vaughan Council may choose to accept lands proposed as POPS at full credit toward satisfying parkland dedication requirements

The Development proposes a privately-owned publicly-accessible space ('POPS') located in the south-east corner of the Subject Lands. Parks Planning and the Real Estate Department have reviewed the Application and have no objection to the POPS, subject to the recommendations of this report to satisfy its parkland dedication requirements to the City's satisfaction. In accordance with Section 42 of the *Planning Act* through Bill 23, *More Homes Built Faster Act, 2022*, the Owner will be required to provide parkland at the alternative rate being the lesser of 1 hectare per 1000 net residential units or 10% of the land proposed for development. The Owner shall receive a parkland credit for a POPS equivalent to the alternative rate or 10% of the lands proposed for development.”

4. THAT the second last sentence within the first paragraph on Page 15, starting with “Alternatively...” be deleted in its entirety and replaced with the following:
“Alternatively, should a POPS not be proposed, the Owner will not be eligible for a parkland credit and will be required to satisfy its parkland dedication and/or cash-in-lieu requirements to the City's satisfaction.”
5. THAT the first and second paragraph on Page 20 starting with the “Office of the City Solicitor, Real Estate Department has provided comments” be deleted in its entirety.
6. THAT Attachment 1 – DA.17.015 – Conditions of Draft Approval be deleted in its entirety and be replaced with “Attachment 1 – DA.17.015 – Conditions of Draft Approval - Revised, as attached to this Communication as Appendix 1.

Background

Recommendation #1 is administrative to reflect a change to the ownership name at the request of the Applicant. Recommendations #2 to #5 are administrative to clarify the provisions for parkland credit for the proposed POPS in satisfying the parkland dedication requirements, and the requirements for a Tree Protection Agreement. As the Owner has entered into a Section 45(9) Density Bonus Agreement with the City previously, the Subject Lands are not subject to a Community Benefits Charge By-law and the Owner's requirement for community benefits are therefore satisfied.

Recommendation #6 to this Communication contains administrative amendments to the Conditions of Draft Approval at the request of the Applicant to provide clarity on the parkland credit provisions and other conditions and clauses prior to final approval of the

Site Plan and issuance of a building permit. The extent of the revisions include the clarification for the parkland credit, deletion of the Community Benefits Charge By-law requirements, and removal of the Area Specific Development Charges (ASDC) requirement for the VMC West Interchange Sanitary Sewer, modifications to conditions respecting final landscape boulevard designs along Interchange Way, modifications to the requirements for a public-access easement for the privately-owned publicly-accessible space and modifications to the requirements for the Tree Protection Agreement.

For more information, contact Christina Bruce, Director, Policy Planning and Special Programs ext. 8231.

Respectfully submitted by

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

Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Attachments

1. Appendix 1 – Attachment 1 – DA.17.015 – Conditions of Draft Approval - Revised

**ATTACHMENT 1 – Conditions of Draft Approval (Site Plan)-
REVISED**

Site Development File DA.17.015

VMC CONDOS LP. ('The Owner')

Conditions of Site Plan Approval:

1. THAT prior to the execution of the Site Plan Agreement:

- a. The final site plan, building elevations (including updated office building elevations – as shown in Attachment 12), landscape cost estimate, landscape and streetscape drawings, detailed wind tunnel model, photometric lighting plans sun/shadow analysis and wayfinding / signage design will be approved to the satisfaction of the City prior to final approval by the VMC Program. The wind and sun/shadow analysis must include existing and planned neighbouring buildings; and final design must demonstrate the incorporation of mitigation measures to ensure favourable micro-climatic conditions for people sitting, standing and walking within the public realm, all privately-owned publicly accessible areas and private rooftop exterior amenity terraces;
- b. The VMC Program shall approve the final boulevard design along Interchange Way to provide an Enhanced Level of Service as previously approved by Council. The Owner shall submit the detailed boulevard design and landscape plans to be reviewed to the satisfaction of the VMC Program;
- c. The Owner shall successfully obtain approval of a Minor Variance Application(s) from the Vaughan Committee of Adjustment to permit site-specific standards to the C9 Corporate Centre Zone. The Committee's decision regarding the Minor Variance Application shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee;
- d. The Owner shall submit to the City final 3D digital massing and detail models of the development, which shall include the accurately geo-referenced digital data, as outlined in the Draft VMC Submission Protocol, to the satisfaction of the VMC Program. If the 3D digital model of the development has not been completed by the Owner and provided to the City prior to the execution of the Site Plan Agreement, the Owner shall provide a separate Letter of Credit in a format satisfactory to the City of Vaughan in the amount of \$12,000.00 to guarantee the completion of the model;
- e. The Owner shall demonstrate that the tree soil volumes for each tree planted will meet or exceed the minimum requirement of 20 cubic metres of growing medium in a shared tree pit or 30 cubic metres of growing medium in a stand-alone tree pit to encourage the growth of large caliper shade trees, to the satisfaction of the City;

- f. The Owner shall enter into a Development Agreement, to advance the necessary servicing, road improvements on Interchange Way from Highway 7 to the terminus point at Interchange Way and provisions for the future east-west and north-south roads. The Agreement may include but not be limited to the requirement for front-end financing, cost-sharing, land conveyance, detailed design and construction of all facilities as identified in the ultimate road cross section of the VMC Secondary Plan. The Owner will be eligible for the cost recoveries through the City's Development Charges fund, to the satisfaction of the City.

The agreement shall include but not limited to the following:

- Design and construction of Interchange Way widening along the development frontage.
 - Lands for the future local roads on the Owner's side to be conveyed through the Development Agreement. The Owner shall arrange to register the reference plan at their expense for the conveyance of the Interchange Way widening, future unnamed municipal R.O.W (Street 'A' & 'B', North-South Road and East-West Road) and the required reserve and easements as shown on the draft 65R Plan (Job No. 16-152 prepared by KRCMA) prepared to the satisfaction of the City. Dedication by-law will be required to dedicate the road widening/new road as public highway.
 - The City to grant temporary easement over the interim driveway off Highway 7 for access. The Owner shall be responsible for the operation, maintenance and liability of the interim driveway.
 - The City to grant temporary easement for the Owner to maintain the strip of lands along the south limit (part of the future east-west road) until the construction of future Street "A". The Owner shall be responsible for the operation, maintenance and liability of the interim easement.
 - For the two future local roads, the Owner shall be responsible for half of the road construction cost (i.e. 50% of the total construction cost - pavement, boulevard, sewers, street lighting, landscape) including the removal/restoration of any interim measures along the development frontage. (i.e. temp. access to Highway 7, median modification, future driveway access to the new local road, storm service connection). The adjacent landowners will be responsible for the balance of the construction cost and complete the road construction as part of their re-development proposals.
 - The Owner shall provide a letter of credit for the future local road construction, as part of the Development Agreement. The letter of credit will be replaced by cash contribution by the time of the Interchange Way widening assumption.
- g. The Owner shall work with the City and the adjacent landowners to the east and south to advance the construction and implementation of the future east-west and north-south roads. The future roads shall be designed to the satisfaction of the

VMC Program Division of the Policy Planning and Special Programs Department with any permanent and/or interim works including drainage design, grading adjustment and illumination.

- h. The Owner shall agree to follow the TDM Plan as provided in the Transportation Impact Study by BA Group, dated September 21, 2022 (as revised), including the funding and implementation of TDM measures, on-going management and operation, monitoring and review of the TDM Plan. The Owner shall submit TDM Plan Updates, after conducting transportation surveys, to the satisfaction of the City of Vaughan Development Engineering Department and Policy Planning and Special Programs Department.
- i. The Owner shall implement as part of the site construction all pavement marking and signage as proposed in the Functional Street Design and Signage Plans by BA Group (Project No. 5939-21) dated September 21, 2022.
- j. Prior to final Site Plan approval, the Owner shall submit the final site servicing and grading plan, sediment control plan, utility coordination plan, hydrogeological report, geotechnical report, noise and vibration feasibility study, transportation impact study, functional servicing and stormwater management report, exterior street and site lighting plan, engineering drawings and dewatering plan to the satisfaction of the City.
- k. Prior to final Site Plan approval, the Owner shall submit the construction management plan that identifies such matters as staging, phasing, building material storage, contractor parking and construction access, and the Owner shall enter into an Encroachment Agreement with the City.
- l. The Owner shall carry out, at no cost to the City, any temporary access and drainage works that is necessary to support the development under the interim condition to the satisfaction of the City.
- m. The Owner shall also register on title and carry out at no cost to the City, any temporary or permanent easement, access and drainage works that may be necessary to support the Development in the interim condition to the satisfaction of the City.
- n. Prior to final Site Plan approval, the Applicant shall address the engineering comments dated October 21, 2022 (as revised), to the satisfaction of the Policy Planning & Special Programs (VMC Development Engineering).
- o. Prior to the conveyance of the road widening and daylight triangle, the Owner shall implement the following to the satisfaction of the City:
 - l. Submit a Phase One Environmental Site Assessment (ESA) report and, if required and as applicable, a Phase Two ESA, Remedial Action Plan (RAP), Phase Three ESA report in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) for the lands within the Plan, including reliance on the report(s) from the environmental consultant to the City;

- II. If remediation of any portions of the conveyance block(s) is required to meet the applicable Standards set out in the Ministry of the Environment, Conservation, and Parks (MECP) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a complete copy of the Record(s) of Site Condition ('RSC's) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering the entire conveyance block(s) following remediation;
 - III. Submit a sworn statutory declaration by the Owner confirming the environmental condition of the conveyance block(s); and
 - IV. Reimburse the City for the cost of the peer review of the ESA reports and associated documentation, as may be applicable.
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- p. The Owner shall submit to the City a detailed environmental noise and vibration impact study for the proposed development on the lands prepared in accordance with Ministry of the Environment, Conservation, and Parks (MECP) noise assessment criteria as defined in Publication NPC-300, "Environmental Noise Guideline-Stationary and Transportation Noise Sources", to satisfaction of the City.
 - q. Prior to initiation of any construction, the Owner shall submit an application to Public Works, Environmental Services Department to obtain an approval for groundwater discharge required for the proposed development and enter into an agreement and/or permit to discharge groundwater as required by the City.
 - r. If Permanent (Long-Term) Private Water Discharge (as defined in By-law 130-2022) to the City's municipal sewer system is required for any Private Water Drainage System (as defined in By-law 130-2022), the Owner shall submit an application to Public Works, Environmental Services Department to obtain an approval for permanent discharge ("Permanent Discharge Approval"), required for the proposed development to discharge groundwater or any Private Water Drainage System discharge to the City's municipal storm sewer system. Discharge Approval Application shall ensure post-development flow rates discharged to the Vaughan's storm sewer system from the Lands, including Private Water Drainage System (as defined in By-law 130-2022), shall not exceed the allowable flow rates discharged to the Vaughan's storm sewer system as approved by Development Engineering.
 - s. The Owner shall satisfy all requirements of York Region Community Planning and Development Services Department;
 - t. The Owner shall satisfy all requirements of the Ministry of Transportation Ontario ('MTO'); and,
 - u. The Owner shall satisfy all requirements of Alectra Utilities Corporation, Bell Canada, Canada Post and Enbridge Gas;

2. THAT prior to the execution of the Site Plan Agreement or the issuance of the first building permit, whichever occurs first:
 - a. The Owner shall provide the alternative rate being the lesser of 1 hectare per 1000 net residential units or 10% of the land proposed for development in accordance with Section 42 of the *Planning Act*, the VOP 2010, and By-Law 168-2022. The Owner shall receive a parkland credit for a privately-owned publicly-accessible space ('POPS') equivalent to the lesser of the alternative rate or 10% of the land proposed for development. Alternatively, should a POPS not be proposed, the Owner will not be eligible for a parkland credit and will be required to satisfy its parkland dedication and/or cash-in-lieu requirements to the City's satisfaction;
 - b. The Owner shall execute and register on title an Agreement with the City, which will acknowledge the City's acceptance of an interest in lands proposed as privately-owned publicly-accessible space ('POPS') at full credit towards satisfying the parkland dedication requirements for the development, should the Development be deemed eligible for any parkland credits subject to Vaughan Council's approval. The Agreement shall satisfy all criteria in accordance with Section 3(4) of the Parkland Dedication By-law 168-2022, and shall include, but not be limited to, the design and maintenance of the POPS; easement in favour of the City for the purpose of permitting interrupted and unobstructed public pedestrian ingress, egress, access, use and enjoyment in, on, across, over and upon the POPS; ownership and future condominium corporation responsibilities; replacement of damaged furnishings; securities, indemnities; reserve fund requirements, all to the satisfaction of the City. The Mayor and City Clerk shall execute any required agreements and documents that are related to the POPS. The Owner shall develop the design of the POPS in accordance with the VMC Streetscape and Open Space Plan and the VMC Urban Design Guidelines, to be approved through the Site Development process (File DA.17.015), to the satisfaction of the VMC Program. The Owner will own and maintain the POPS, and such obligations will be assumed by the future condominium corporation;
 - c. The Owner shall submit to the City a \$1.2 million dollar Section 45(9)/Section 37 cash contribution towards the City's capital reserve for the Public Art Program within the VMC, in lieu of the original on-site public art installation required by the conditions of approval approved by Vaughan Council on June 19, 2018, in respect of DA.17.015, to be paid prior to the issuance of the first building permit for the Development, other than a building permit solely for excavation and shoring. The \$1.2 million dollar Section 45(9)/37 cash contribution satisfies the balance of the community benefits for the Development, and no further community benefits charges are required under By-law 201-2022.
 - d. Prior to the execution of the Site Plan Agreement, the Owner shall implement the following to the satisfaction of the City:
 - a) Review and address City's and its peer reviewer's comments on their latest Noise and Vibration Assessment report submitted;

- b) Submit a detailed noise report complying with the final architectural drawings and recommend appropriate mitigation measures and warning clauses accordingly;
- c) Should the designation of the Class 4 acoustical area be required, the Owner shall submit the following:
 - i. A copy of the registered plan of survey (i.e. R-Plan) showing the boundaries of the portion of the development use for, to the satisfaction of the City;
 - ii. A copy of the executed agreement with the applicable stationary source owner registered on-title, addressing the noise mitigation measures as identified in the accepted Noise Impact Feasibility Study; and,
 - iii. Prior to applying for occupancy, the Owner shall submit a noise certification letter, prepared by a noise consultant, confirming the construction and implementation of the noise mitigation measures as identified in the accepted Noise Impact Feasibility Study.
- e. If required by the VMC Program and Parks, Forestry and Horticulture Department, the Owner shall enter into a Tree Protection Agreement which includes a security for trees to be preserved and protected in accordance with the approved Arborist Report. The value of the security associated with the City's Tree Protection Agreement is determined through the following:
 - Tree compensation formula provided in the Arborist Report based on the City Tree Replacement Requirement
 - The costs associated with tree protection measures (i.e. tree protection fencing, silt barriers etc.)
 - The costs associated with actual tree removals

The Owner shall also pay to the City the Tree Protection Agreement fee in accordance with the City's Fee By-law 158-2021;

3. THAT the implementing Site Plan Agreement shall include the following clauses:

- a. The Owner shall provide a Letter of Credit in the amount of \$5,000.00 to secure for two (2) follow-up travel surveys following the baseline survey, in accordance with the Transportation Impact Study;
- b. The Owner shall agree that prior to the registration of a future plan of condominium, a noise consultant shall certify that the building plans are in accordance with the noise control features recommended by the approved Noise Report. Where wall, window and/or oversized forced air mechanical systems are required by the Noise Report, these features must be certified by a Professional Engineer at the City's request. The Engineer's certificate must refer to the final Noise Report and be submitted to the Director of Policy Planning and Special Programs Department;

- c. The Owner shall agree to implement all traffic control measures on-site as outlined in the Transportation Impact Study, including the implementation of the pavement marking and signage plan, traffic control systems such as flashing beacons, as provided in the Transportation Impact Study by BA Group dated September 21, 2022 (as revised) for all internal and external areas of the site, including interim and ultimate conditions;
- d. The Owner shall agree to follow the TDM Plan as provided in the Transportation Impact Study by BA Group, September 21, 2022 (as revised), including the funding and implementation of TDM measures, on-going management and operation, monitoring and review of the TDM Plan. The Owner shall submit TDM Plan Updates, after conducting transportation surveys, to the satisfaction of the City of Vaughan Development Engineering Department and Policy Planning and Special Programs Department;
- e. The Owner shall implement all physical and programmatic Transportation Demand Management measures as approved in the TDM plan of the Final TIS prepared by BA Group;
- f. Prior to initiation of any construction, the Owner shall submit an application to Environmental Services Department for any dewatering system that is required for the construction, and enter into a permit to discharge ground water as required by the City;
- g. The Owner shall agree to include the necessary warning clauses in all agreements of Offer of Purchase and Sale, Condominium Agreements and condominium declarations including but not limited to the following:
 - “This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring the indoor sound levels are within the sound level limits of the City and the Ministry of Environment, Conservation and Parks.”
 - “Purchasers and/or tenants are hereby put on notice that the Telecommunications Act, the Innovation, Science and Economic Development Canada (‘ISED’) and the Canadian Radio-television and Telecommunications Commission (‘CRTC’) authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs.”
 - “Purchasers/tenants are advised that this development is in proximity to various commercial developments including York Region Rapid Bus Terminal, and that sound levels may at times be audible.”

- “Purchasers/tenants are advised that the construction of Street A and Street B (the east-west road and north-south road) along the east and south side of the development may not be completed prior to full occupancy. The future condominium corporation(s) shall agree to work with the adjacent developer/consultant/contractors to facilitate the ultimate construction of these streets. Purchasers/tenants are advised that the construction limits will include works within the private realm, including the removal of the temporary driveway providing access to Highway 7, to prepare the road to be constructed to its ultimate condition; and therefore, major coordination will be required on-site to inform and minimize any access disturbances to the existing residents.”
 - “Purchasers/tenants are advised that the Owner (VMC CONDOS LP.) shall carry out at no cost to the City or any future condominium corporations the responsibility for final costing of construction of Street A and B within the lands related to this application based on the cost sharing methodology. The final costing is subject to the timing of road construction to its ultimate condition once the adjacent lands are subject to redevelopment, which it shall be delivered at no cost to the City of Vaughan in accordance with the Local Servicing Policy.”
- h. The Owner shall agree to make the necessary arrangements with the City’s Environmental Services Department for the supply of potable water for construction purposes and implement a water flushing program to maintain the water quality;
- i. Prior to the discharge of any water originating from a source other than Vaughan’s water supply, including water originating from groundwater accumulating or collected on private lands (“Private Groundwater Discharge”) to Vaughan’s storm sewer system, the Owner/Condominium Corporation shall obtain a discharge approval for permanent dewatering (“Permanent Discharge Approval”) from Vaughan prior to the release of Site Plan Approval, if required by Vaughan. The following terms and conditions within this section and sections (i, j, and k) are subject to Vaughan requiring a Discharge Approval, if applicable.
- i. The Owner shall agree to install all works to carry out the Private Water Discharge (“Discharge and Related Works”) in accordance with the terms and conditions of the Permanent Discharge Approval, all to Vaughan’s satisfaction. Furthermore, the Owner shall ensure that all Discharge and Related Works are in good standing with the Discharge Approval.
 - ii. Prior to registration of the condominium on the Lands, the Owner shall ensure that the Discharge Approval is in full force and effect and that the Discharge and Related Works are in good standing in accordance with the terms and conditions of the Discharge Approval and operating

to Vaughan's satisfaction.

- iii. Upon registration of the condominium on the Lands, the Owner (which shall then be the condominium corporation) shall apply for and obtain a renewal of the discharge approval within thirty (30) days of registration or prior to the expiry date on the discharge approval, whichever occurs first, such that the Owner (condominium corporation) shall assume and become responsible for the discharge approval and the Discharge Related Works.
 - iv. Fees related to Discharge Approval renewals shall apply in accordance with the City's Sewer Use By-law 130-2022, as amended or replaced.
 - v. Upon the Owner's application to renew the Discharge Approval in accordance with section 1(iii), the Owner shall provide a report prepared and sealed by a licensed professional geoscientist, in the province of Ontario, attesting that all Private Water Discharge comply with the requirements of the Permanent Discharge Approval issued by Vaughan.
- j. That the Owner agrees that post-development flow rates discharged to Vaughan's storm sewer system from the Lands, including Private Groundwater Discharge, shall not exceed the pre-development/allowable flow rates discharged to Vaughan's storm sewer system as approved by Development Engineering and per the Discharge Approval. The Owner may be required to add or modify the Discharge and Related Works to Vaughan's satisfaction, all at the Owner's sole cost and expense. Should the Private Groundwater Discharge flow rate be exceeded resulting in a post-development flow rate greater than the allowable flow rate to the City of Vaughan's storm sewer, mitigation measures are required to the satisfaction of the City of Vaughan to achieve the allowable release rate;
- k. The Owner's right to Private Groundwater Discharge from its Lands into the Vaughan's sewer system is subject to all terms and conditions of this Agreement, the Discharge Approval, if required, the Vaughan's Sewer Use By-Law 130-2022, as amended or replaced, and all applicable laws and regulations;
- l. The Owner shall agree that in the event the Owner fails to comply with any of the terms and conditions set out in sections i, j, k above, Vaughan may immediately suspend, terminate or revoke, at Vaughan's sole discretion, any discharge privileges granted under this Agreement and/or the Permanent Discharge Approval, if applicable;
- m. The Owner will be required to pay applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board;

- n. The Owner shall provide the alternative rate being the lesser of 1 hectare per 1000 net residential units or 10% of the land proposed for development in accordance with Section 42 of the *Planning Act*, the VOP 2010, and By-Law 168-2022. The Owner shall receive a parkland credit for a privately-owned publicly-accessible space ('POPS') equivalent to the lesser of the alternative rate or 10% of the land proposed for development. Alternatively, should a POPS not be proposed, the Owner will not be eligible for a parkland credit and will be required to satisfy its parkland dedication and/or cash-in-lieu requirements to the City's satisfaction;
- o. Should archaeological resources be found on the property during construction activities, the Owner must immediately cease all construction activities and notify the Ontario Ministry of Tourism, Culture and Sport and the Development Planning Department, Urban Design and Cultural Heritage Division;
- p. If 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, the Registrar of the Cemeteries and Crematoriums Regulation Unit of the Ministry of Government and Consumer Services, and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division;
- q. The Owner/Developer will provide the building with its own centralized mail receiving facility. This lock-box assembly must be rear-loaded, adjacent to the main entrance and maintained by the owner/developer in order for Canada Post to provide mail service to the tenants/residents of this project. For any building where there are more than 100 units, a secure, rear-fed mailroom must be provided;
- r. The Owner/Developer agrees to provide Canada Post with access to any locked doors between the street and the lock-boxes via the Canada Post Crown lock and key system. This encompasses, if applicable, the installation of a Canada Post lock in the building's lobby intercom and the purchase of a deadbolt for the mailroom door that is a model which can be retrofitted with a Canada Post deadbolt cylinder;
- s. The Owner/Development is advised to contact Canada Post to verify new postal codes for the proposed development and to contact Canada Post during the design stage of the proposed development to discuss a suitable mailbox/mailroom location;
- t. The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada;
- u. The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or

easements at their own cost;

- v. The Owner is advised to contact Bell Canada at planninganddevelopment@bell.ca during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development;
- w. The Owner is advised that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure. If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development;
- x. The Owner shall contact Enbridge Gas Distribution's Customer Connections department by emailing SalesArea30@enbridge.com for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving;
- y. If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant;
- z. In the event, easement(s) are required to service this development and any future adjacent developments. The applicant will provide all easement(s) to Enbridge Gas Distribution at no cost;
- aa. In the event a pressure reducing regulator station is required, the applicant is to provide a 3 metre by 3 metre exclusive use location that cannot project into the municipal road allowance. The final size and location of the regulator station will be confirmed by Enbridge Gas Distribution's Customer Connections department;
- bb. If applicable, the owner, or agent, of this proposed plan is required to contact Alectra and discuss all aspects of the above project. The standard electrical supply to Industrial, Commercial, Institutional and High-Rise Condominium projects is via a pad mounted transformer or where deemed appropriate, integrated within the built form to the satisfaction of the City of Vaughan. The proposed transformer shall meet Alectra's Clearance Standards, the transformer must also be located within 3-4.5m of a parking area, driveway or hard surface for access by service vehicles. The access must be from within the customer's property, not from a local roadway or adjacent properties, and must provide adequate access for a line truck. Primary voltage duct bank standards and the transformer base and grounding standards will be provided to the customer once the primary supply point(s) have been established by Alectra, and the customer's main service size has been established by their

Consultant;

- cc. All proposed billboards, signs, and other structures associated with the development must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced;
- dd. The transformer precast base cannot be located over parking structures or over an underground parking garage. Where the transformer is to be situated on a graded slope, a notched-out area must be established for the transformer base to be installed, with adequate space to accommodate the grounding requirements and guard post/bollards if required;
- ee. Alectra will require one architectural site plan showing the proposed transformer location, one electrical site plan, and an electrical single-line drawing, both in hard copy (PDF file, P.Eng. approved version) and electronic AutoCAD (latest version). Additionally, a complete building elevation drawing (including subsurface excavations) is required to ensure the project is not in conflict with any existing overhead or underground components of the electrical distribution system. Alectra also requires a letter from the owner, or the agent, stating that the proposed building-to-existing electrical distribution system clearances have been checked and are in compliance with the current requirements of the applicable standards, acts and codes referenced below;
- ff. In the event that the building commences construction, and the clearance between any component of the building structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established;
- gg. In the event the building is completed, and the clearance between the building and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work; and,
- hh. Once Alectra has received all proposed details and are satisfied with the design, Alectra will provide the customer with an Offer to Connect which will specify all the details and the responsibilities of each party. Once the Offer is signed and full payment received by Alectra, Alectra will start the final design and state and/or obtain the required approvals from the Local Municipality.