

COMMITTEE OF THE WHOLE (2) – JUNE 6, 2023

COMMUNICATIONS – REVISED

<u>Distributed June 2, 2023</u>		<u>Item No.</u>
C1.	Presentation material titled “ <i>Yonge North Subway Extension, Project Update</i> ”, Metrolinx, Bay Street, Toronto, dated June 6, 2023	14
C2.	Memorandum from the Manager, Urban Design and Cultural Heritage , Deputy City Manager, Planning and Growth Management, dated May 25, 2023	30
C3.	Presentation material titled “ <i>Lace-Up to End Diabetes</i> ”, Diabetes Canada, University Avenue, Toronto, dated May 30, 2023	Presentation #2
C4.	Confidential Communication from the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated June 6, 2023	24
C5.	Memorandum from the Deputy City Manager, Planning and Growth Management, dated June 1, 2023	9
C6.	Grant Uyeyama, Principal Planer, KLM Planning, dated June 2, 2023	9
<u>Distributed June 5, 2023</u>		
C7.	Jumol Royes, The 482 Collective, Great Gulf Drive, Concord, dated June 6, 2023	Presentation #1
C8.	Hannah Cardaci, Resident, dated June 1, 2023	12
C9.	Memorandum from the Deputy City Manager, Community Services, dated June 2, 2023	18, 20
C10.	Carolyn Smith, Resident, dated June 4, 2023	11
C11.	Presentation material titled “ <i>New Office Development, Promenade Mall, Vaughan, Ontario</i> ”, Bousfields Inc., Church Street, Toronto, dated June 6, 2023	12
C12.	Don Given, Founder, Malone Given Parsons, Renfrew Drive, Markam, dated June 5, 2023	6
C13.	David Falletta, Bousfields Inc., Church Street, Toronto, dated June 5, 2023	6
C14.	Don Given, Founder, Malone Given Parsons, Renfrew Drive,	6

Disclaimer Respecting External Communications

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Please note there may be further Communications.

COMMITTEE OF THE WHOLE (2) – JUNE 6, 2023

COMMUNICATIONS – REVISED

Markam, dated June 5, 2023

- | | | |
|------|---|---|
| C15. | Victoria Mortelliti, Building Industry and Land Development Association (BILD), Sheppard Avenue East, Toronto, dated June 5, 2023 | 6 |
| C16. | Don Given, Founder, Malone Given Parsons, Renfrew Drive, Markam, dated June 5, 2023 | 6 |

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Please note there may be further Communications.

Yonge North Subway Extension

Project Update

Presentation to Vaughan Committee of the Whole

June 6, 2023



Communication: C1
Committee of the Whole (2)
June 6, 2023
Item #14

AGENDA

1. Project Overview
2. Recent Milestones:
 - A. Finch Station Early Works
 - B. Advance Tunnel Request for Qualifications
 - C. Advance Utility Relocations
 - D. Transit Corridor Lands Designation
3. Property Requirements
4. Summary of Progress to Date and Next Steps
5. Community Engagement and Communications
6. Q&A

PROJECT OVERVIEW

Faster, easier travel for York Region and Toronto



**The Government of Ontario is working with the City of Toronto to explore potential funding solutions that may come forward for Cummer Station.*



~8km Route



5 New Stations



94,000 daily riders



Up to 22 minutes saved on a trip from York Region to downtown Toronto



4,800 tonnes in yearly greenhouse gas emission reductions



26,000 more people within 10-minutes walk to transit



7,700 fewer km traveled by cars during morning rush hour

A Launchpad to Explore the Region

- A new transit hub at Bridge Station will open up new travel possibilities in York Region and beyond
- Brings convenient transit access to the heart of the Richmond Hill Centre and Langstaff Gateway development areas
- This will lead to less traffic congestion as these communities grow
- Offers fast and convenient transfers to as many as five existing and future regional transit lines:



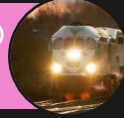
Viva Yonge Street
Rapidway

Viva Highway 7
Rapidway

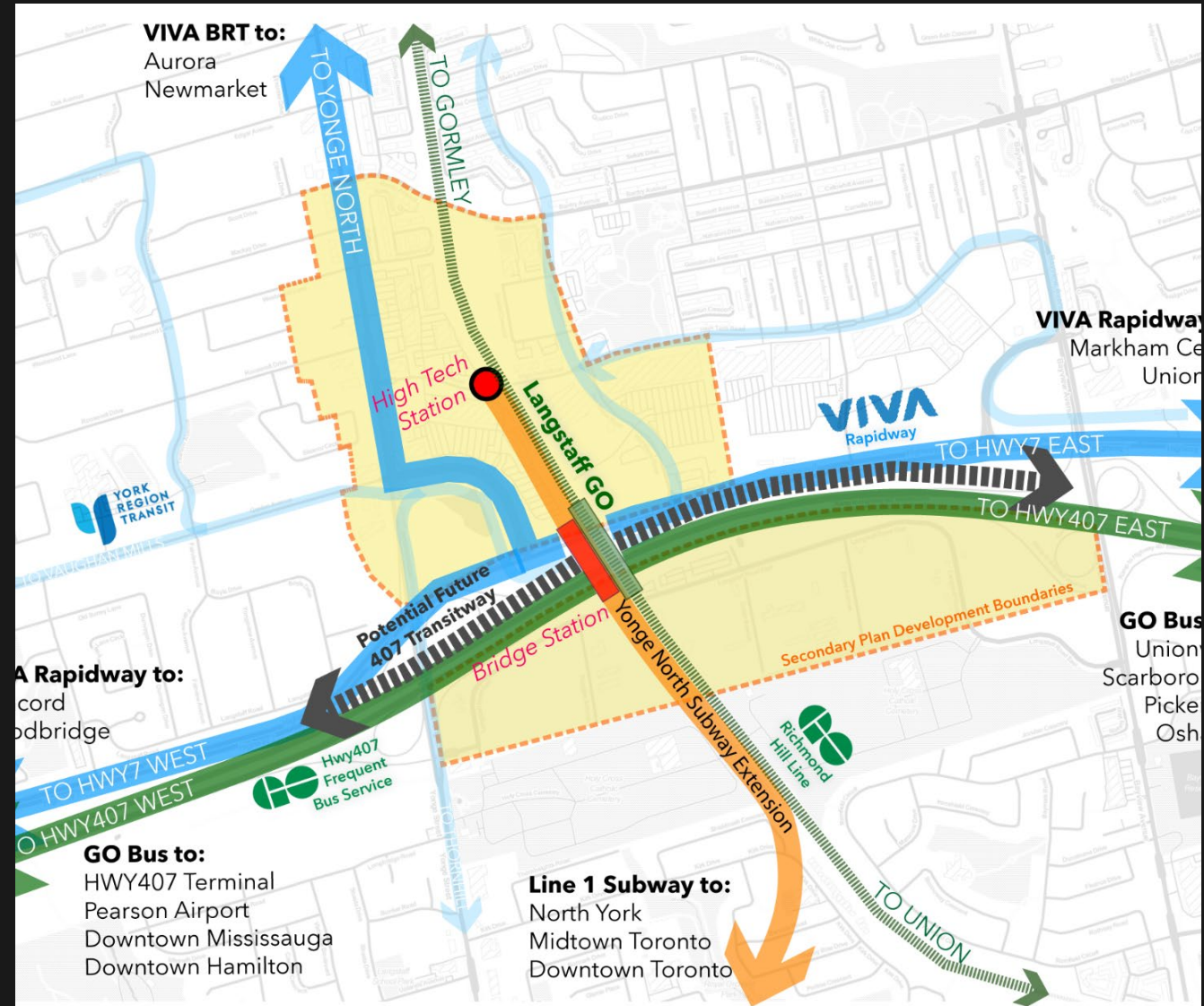


Highway 407 GO

Richmond Hill GO



Future Highway 407
Transitway



Working with Our Contracting Partners

- The YNSE project will be delivered through contracts. This is to create healthy competition and make sure we create manageable packages of work that industry partners can reliably and efficiently deliver.
- Contracts within this project will include:
 - Finch Station Early Works
 - Advance Tunnel
 - Stations, Rails and Systems
 - Third Party Self-Performed Work
- Metrolinx uses a variety of procurement and contract models that are specific to the circumstances for each contract, which means cost estimates are refined over time as we engage with contractors and collaborate with them to set a target cost.

RECENT MILESTONES

Finch Station Early Works Have Begun

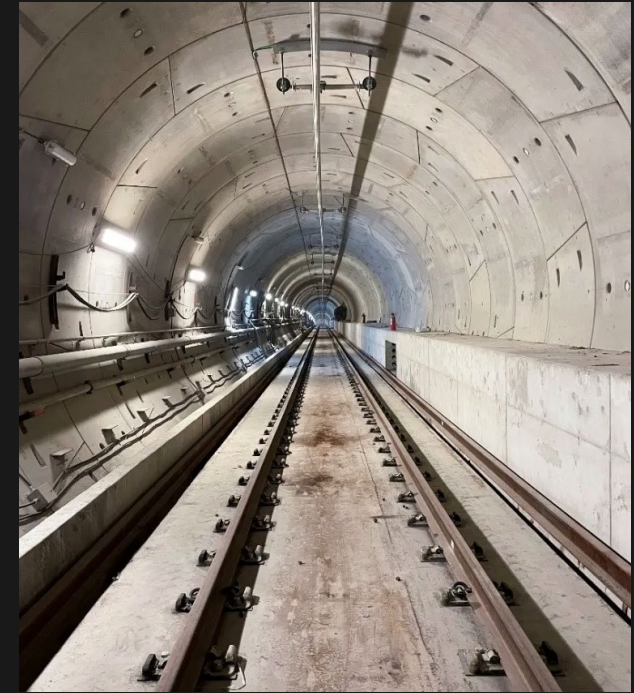
- Early works are construction activities that set the foundation for major construction to begin.
- The early works construction at Finch Station will prepare it for upgrades that will be made to connect existing Line 1 service to the new subway extension.
- These early works include:
 - Installation of new traction power infrastructure required to energize trains on the subway extension
 - Upgrading equipment/electrical rooms
 - Modifying the 'tail track' area beyond the station platforms



*Excavation work around utility and TTC underground structures
(Top) and Completed Talbot Road Temporary Exit (Bottom)*

Advance Tunnel Request for Qualifications (RFQ) Released

- On April 27th, Metrolinx released the RFQ for the Advance Tunnel Contract.
- The advance tunnelling RFQ offers companies interested in completing the tunnelling work an opportunity to be included in the bidding process when it begins by asking them to present their qualifications and construction expertise.
- Metrolinx and Infrastructure Ontario will then create a shortlist of qualified teams that will be invited to bid on the tunnelling contract through a Request for Proposals.



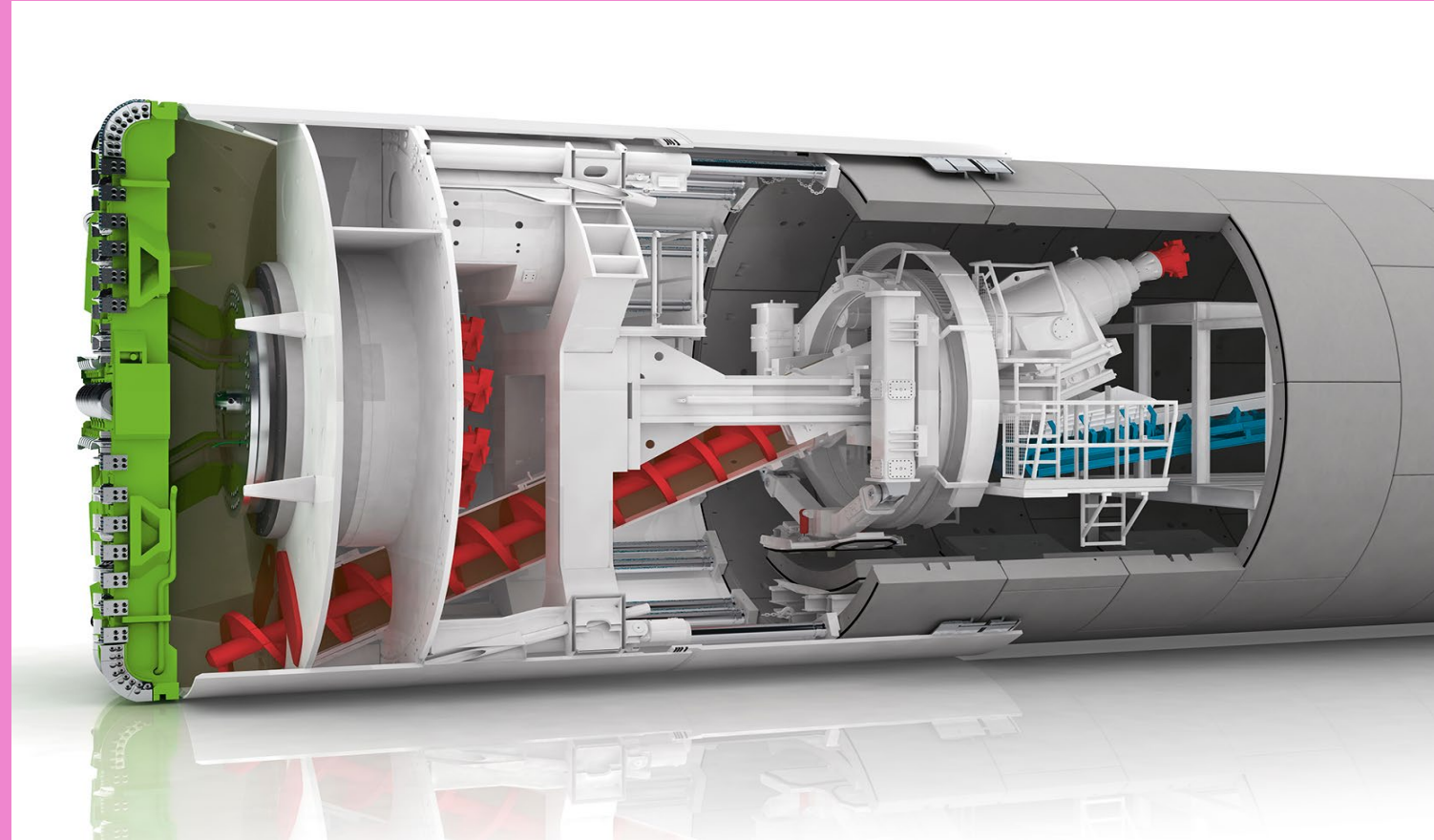
Advance Tunnel

Advance Tunnels - Scope

- Twin bore tunnels, including two tunnel boring machines
- Headwalls (stations, emergency exit buildings)
- Traffic diversion for headwall construction areas
- Relocation of utilities
- Launch shaft construction (including ground improvement)
- Extraction shaft construction (including support of excavation)
- Property acquisition
- Site restoration

Advance Tunnels - Supporting Works by Others:

- CN track diversion and reinstatement
- Utility relocations



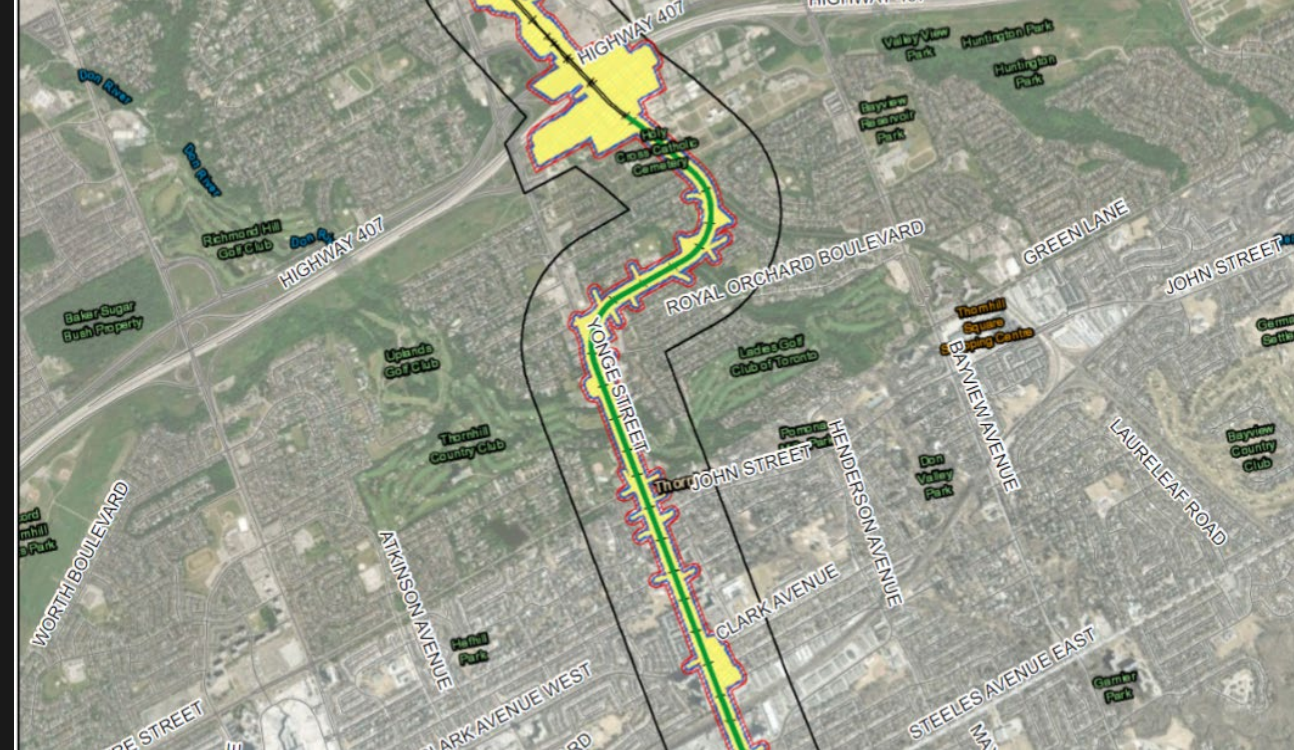
Ongoing Utility Relocations

- Utility relocations along Yonge Street has begun to prepare for future construction.
- There are 7 active utility works underway in the City of Toronto and York Region.
- Metrolinx works with utility companies to ensure impacted communities are informed in advance, to minimize disruption, and to promptly address any concerns/complaints.
- Concerns or inquiries should be sent to the Metrolinx YNSE Community Engagement team.



Transit Corridor Lands Designation

- The *Building Transit Faster Act*, 2020 includes a series of enabling authorities to remove the challenges and barriers typically experienced when delivering major public transit infrastructure projects.
- This includes the authority to designate lands as “**transit corridor lands**” (TCLs) that are required for a transit priority project.



- On April 27, 2023, TCL's were officially designated for YNSE.

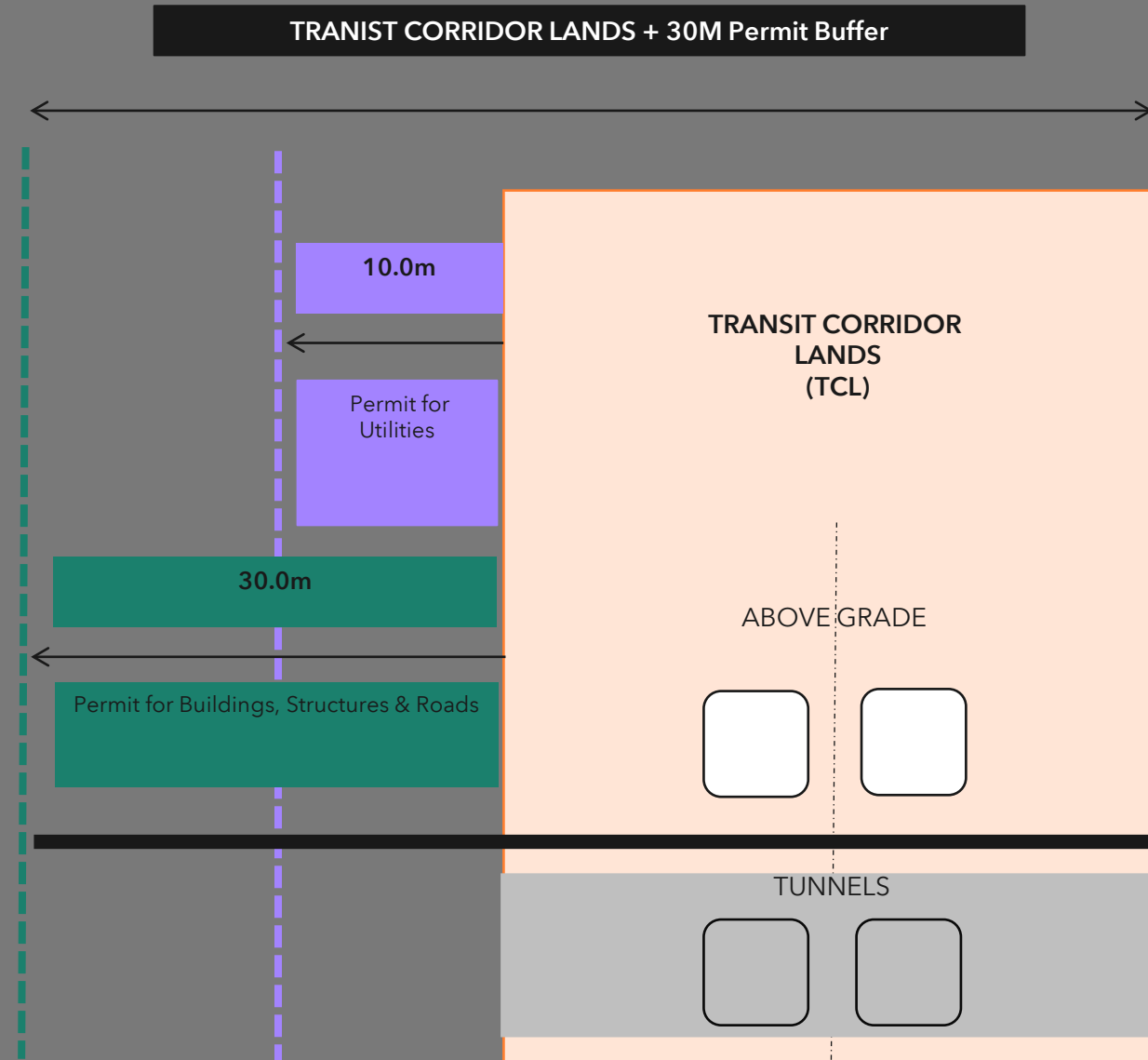
What are the transit corridor lands and how are they determined?

TCLs and prescribed distances from them represent lands where a Corridor Development Permit is required.

Corridor Development Permits (CDP) are required within:

- TCLs
- 10m from TCLs for Utilities
- 30m from TCLs for Buildings, Structures and Roads

The Corridor Control Enabling Authority requires Third Parties to obtain a permit to work within 30m of the TCL. The Authority also provides the ability to remove conflicts as related to the TCL and Permit buffers.



Transit Corridor Lands

- Building transit requires significant coordination, time, and space to efficiently and effectively deliver all projects in a safe manner.
- To facilitate coordination, lands designated as TCLs (and within prescribed distances) will require property owners to obtain a CDP from Metrolinx prior to commencement of development activities within the TCLs and permit buffers.
- These are the most common types of projects that could require a permit from Metrolinx:
 - Constructing a new building
 - Extensions to an existing building
 - Excavations for the installation of a new pool
 - Installing or replacing an existing backyard shed or structure
- When a property owner submits a permit application, Metrolinx will do an assessment to determine the absence of conflicts between proposed works and the project.
- When a permit application is submitted to Metrolinx, its review is facilitated and managed by Metrolinx's Third Party Project Review Team.

Transit Corridor Lands: Entering Lands

- TCL designation provides Metrolinx with the ability to enter transit corridor lands and the permit buffers for a specific purpose.
- Proximity to a planned route does not mean that a property owner's land will be required for the project.
- An owner could also be contacted by Metrolinx to access their land temporarily for a variety of reasons related to the project, including:
 - Simple preview or inspection to support construction planning
 - Environmental surveys or testing
 - Removal of obstructions
- This access will allow Metrolinx to ensure that the project is being built in the most responsible, safe and efficient manner possible.

Notification of TCL Designation

Under the *Building Transit Faster Act*, 2020, Metrolinx must notify property owners and occupants that the land they own or occupy is on or within 30 metres of newly designated TCLs.

Following Lieutenant Governor signing of the Order in Council on April 27, 2023, **Metrolinx sent notification letters to ~1100 property owners who are within TCLs to inform them of the designation and of the Act and what it means for them going forward**, and providing a point of contact for any follow-up questions or concerns.

Metrolinx hand-delivered letters to residents in key communities, and followed up with key stakeholders within the TCLs, to answer any immediate questions or concerns, and to demonstrate our commitment to supporting property owners.

Metrolinx will also be registering a notice of designation in the Land Registry System on title to properties on or within 30m of the land that has been designated as TCL.



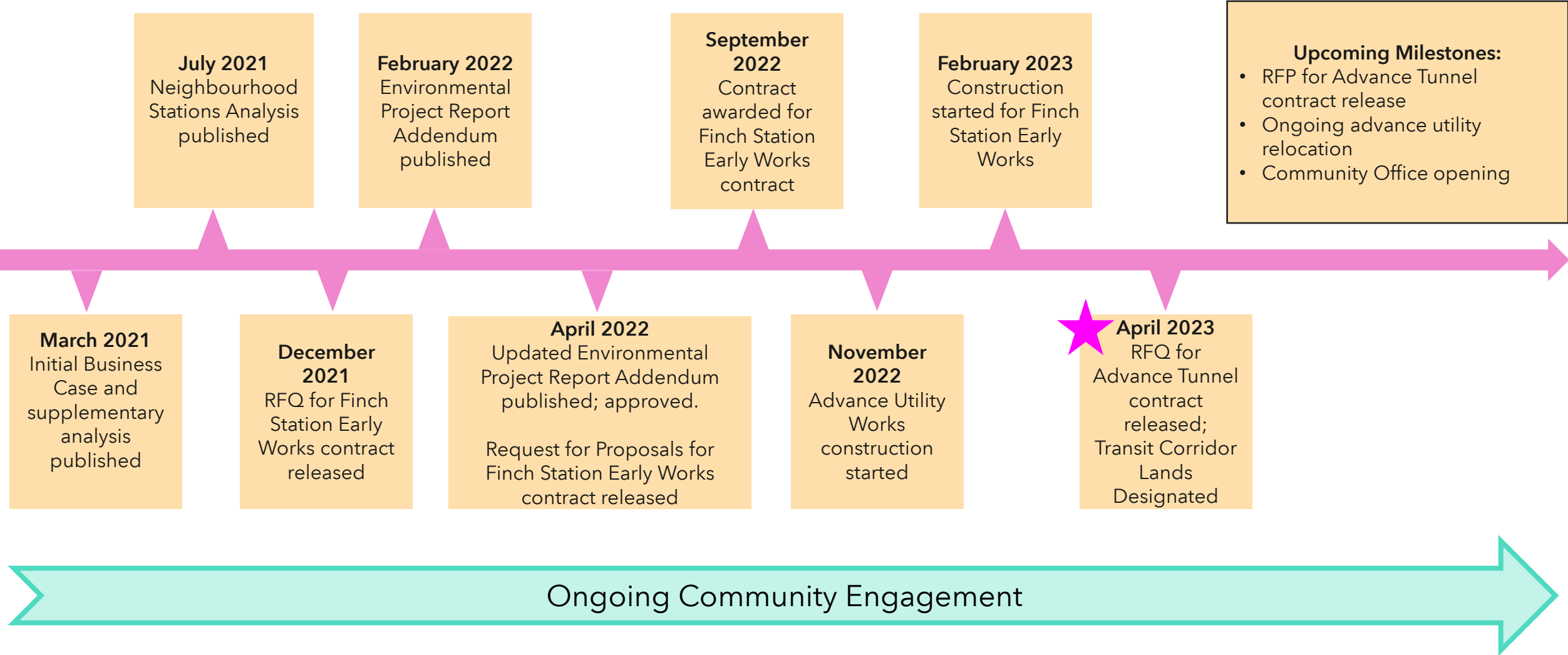
PROPERTY REQUIREMENTS

Property Acquisition and Negotiation

- Metrolinx may need to acquire property temporarily and permanently to support the construction and operation of important new transit projects. If Metrolinx confirms that a property is needed, the property owner will receive written notification from us informing them that this is the case.
- Metrolinx is committed to providing as much time as possible. The acquisition process can take up to 12-18 months but can also be completed earlier, depending on the specific case. In all cases, owners are compensated for their property at a price they could expect through a sale at fair market value.
- **The preferred approach is always to negotiate directly with owners to reach amicable, mutually beneficial agreements.**
- Expropriation is only initiated if it becomes clear that an agreement might not be reached within the required timelines for the specific transit project. **Whether we have to acquire a portion of an owner's property or the entire property, they will be compensated.**
- Even when a property is being expropriated, Metrolinx continues to negotiate with owners in the hope of reaching an agreement.
- **Whenever Metrolinx needs to acquire property to support a new transit project, our commitment is to ensure that owners and tenants do not experience a financial loss.**

PROGRESS TO DATE AND NEXT STEPS

TIMELINE



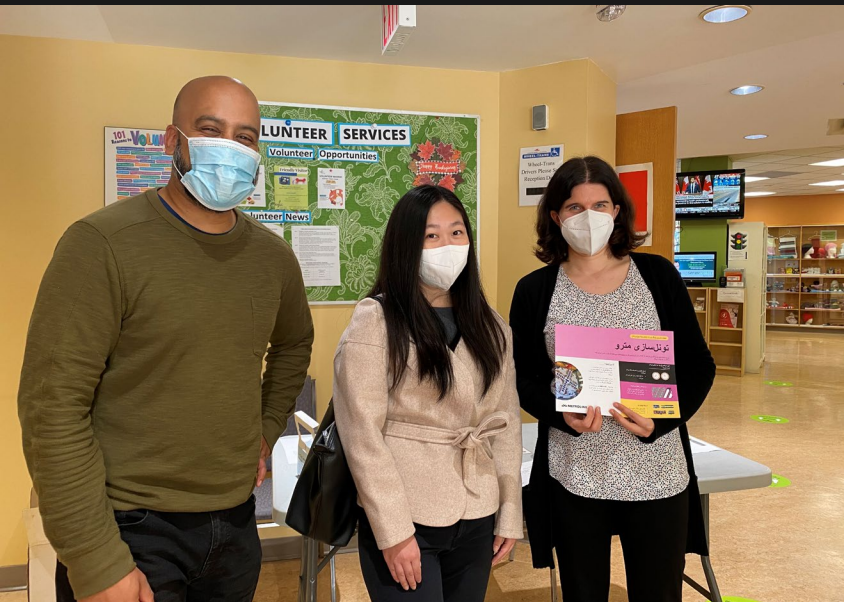
COMMUNITY ENGAGEMENT AND COMMUNICATIONS

We're here for the community

Our goal is to make sure local neighbourhoods and businesses stay accessible and informed throughout this important project.

Any impacts to roads, traffic or transit are being thoughtfully planned for with municipal partners and communicated early through several communication channels.

Metrolinx is committed to sharing the latest details of our plans, including how we'll help residents and businesses manage any impacts during construction and beyond.



Being a Good Neighbour

Metrolinx is committed to being a good neighbour and trusted business partner.

Some of the ways we work to minimize disruption to residents, businesses, and the community include:

- Working with Project Companies to design projects and plan construction to reduce impacts to property, important community institutions (e.g. schools), vegetation, traffic, and residents
- Holding Project Companies accountable through detailed requirements about noise, vibration, and other disruptions in project agreements
- Working with local municipalities and transit agencies to minimize traffic and transit disruptions
- Engaging with community members to seek input and responding to questions/concerns
- Supporting local businesses through direct outreach and business-focused initiatives



CONNECT WITH US!

Want to know more?

Visit metrolinx.com/YongeSubwayExt

**Follow us on Facebook, Twitter, and
Instagram:**

@YongeSubwayExt

Still have questions? Ask us!

YongeSubwayExt@metrolinx.com

416-202-7000





DATE: June 2, 2023

TO: Mayor and Members of Council

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

RE: **COMMUNICATION – Committee of the Whole (2), June 6, 2023**

ITEM 30

DEMOLITION OF A TWO-STOREY DWELLING AND CONSTRUCTION OF A SEMI-DETACHED BUILDING AT 56 WALLACE STREET, AND RENOVATIONS AT 66 WALLACE AND 1 MEMORIAL DRIVE, WOODBRIDGE HERITAGE CONSERVATION DISTRICT (HERITAGE VAUGHAN COMMITTEE, MAY 23, 2023, ITEM #2)

ADMINISTRATIVE CORRECTION

Recommendation

The Deputy City Manager, Planning and Growth Management recommends:

1. THAT paragraph 2 of section 6.2.5 on page 4 of the May 23, 2023, Heritage Vaughan Committee report be deleted and replaced with:

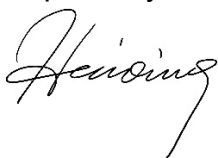
“56 Wallace Street and 1 Memorial Drive are considered noncontributing and 66 Wallace Street is considered contributing by the WHCD Plan. As such, staff finds the proposed demolition acceptable as supported by the proponent’s CHIA (see attachment 2), and the proposed replacement and new buildings are in keeping with the contributing architectural styles outlined in the WHCD Plan.”

Background

The administrative correction seeks to correct the heritage status of the properties as per the policies of Woodbridge Heritage Conservation District Plan.

For more information, contact: Shahrzad Davoudi-Strike, Manager, Urban Design and Cultural Heritage, ext. 8653

Respectfully submitted by



Haiqing Xu, Deputy City Manager,
Planning and Growth Management



Lace Up to End Diabetes

Communication: C3
Committee of the Whole (2)
June 6, 2023
Presentation #2

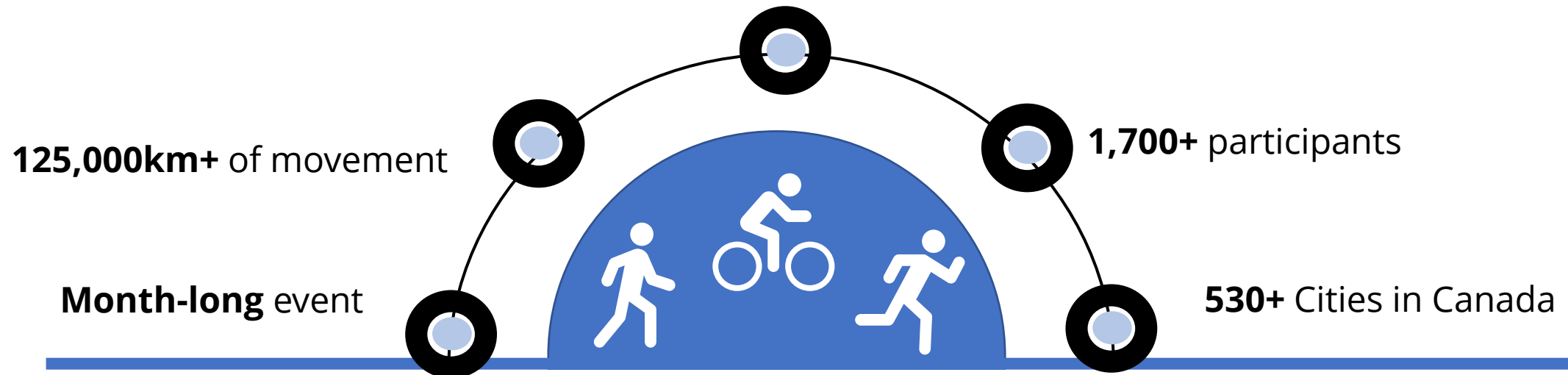
DIABETES
CANADA

LACE UP
TO END DIABETES

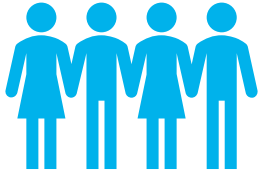
Lace Up to End Diabetes

Lace Up to End Diabetes is the signature national fundraising event for Diabetes Canada. Every year over 1,700 participants walk, run, ride, and move their way in support of the 1 in 3 people across Canada living with or at risk of diabetes.

Mobile app for fundraising and fitness tracking



Together, Let's End Diabetes



A world free of the effects of diabetes is our vision. That's why we're working together to:



Improve

the quality of life for people living with diabetes through support services and resources.



Share knowledge

and create connections for individuals and healthcare professionals.



Advocate

through public policy such as the new Framework for Diabetes.



Fund research

to improve treatment, prevention, and ultimately find a cure.

Promoting Healthy and Active Lifestyles

Everyone, whether they have diabetes or not, benefits from regular exercise. The well-known health benefits of physical activity include:

- Heightens your body's sensitivity to insulin
- Helps manage blood sugar levels
- Improves blood pressure control
- Reduces the risk of developing type 2 diabetes or severe health risks associated with diabetes

Anyone at any fitness level or ability can join Lace Up to End Diabetes.



Why Lace Up?



Show your commitment to health and wellness by promoting physical activity and time outside. Challenge departments or locations to go head-to-head with their fundraising and movement.



Share valuable information about diabetes and prediabetes while supporting education, advocacy and research led by Diabetes Canada.



Your participation will have a direct impact on those living with diabetes in your community.

Why Lace Up?



Improve employee engagement and demonstrate corporate social responsibility by supporting an initiative for the 1 in 3 Canadians affected by diabetes or prediabetes.



Facilitate team building with a hybrid event experience that suits your workplace. Host internal contests with prizes like team lunches, time off, dinner with the boss, or an office takeover.



Host an Event

Host your own competition, Last year the Barrie Fire Department hosted an event based on tasks commonly performed in emergency and invited other fire departments



Compete as a Team

Engage your staff, spread awareness and raise funds for Diabetes Canada!



D-CAMPS



Our summer camps are designed to provide children **living with type 1 diabetes** the opportunity to enjoy an authentic camp experience in a medically accommodating environment, with a dedicated team of professionals. Our campers get the chance to meet and interact with other children and staff living with type 1 diabetes.

Many of these relationships develop into lifelong friendships with others facing similar challenges. Through attending camp, children gain **independence in managing their diabetes** and feel **empowered to continue the healthy practices** they learn at camp and know that they are not alone in living with type 1 diabetes.



Your support will help the 4.7 million of Ontarians living with diabetes or prediabetes.

Thank you for your consideration!



DATE: June 1, 2023

TO: Mayor and Members of Council

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

RE: Communication - Committee of the Whole (2), June 6, 2023

Item #9

**GB (MAPLECRETE) LIMITED PARTNERSHIP
OFFICIAL PLAN AMENDMENT FILE OP.21.008
ZONING BY-LAW AMENDMENT FILE Z.21.011 AND
PLAN OF SUBDIVISION FILE 19T-21V003
185 DOUGHTON ROAD, 108-112 MAPLECRETE ROAD
VICINITY OF MAPLECRETE ROAD AND DOUGHTON ROAD**

Purpose

The purpose of this communication is to inform Council that revisions to the conditions of the Draft Plan of Subdivision included in Attachment 10a of the report of the Deputy City Manager, Planning and Growth Management dated June 6, 2023 have been proposed by the Applicant and are currently under review by City staff.

The proposed revisions are primarily related to conditions addressing the new east-west public local road. A final version of the conditions (Attachment 10a) will be provided for Council's consideration at the June 20th, 2023 meeting.

For more information, please contact Monica Wu, VMC Planner, Policy Planning and Special Programs Department, ext. 8161

Respectfully submitted,

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

Haiqing Xu, Deputy City Manager,
Planning and Growth Management



**Communication: C6
Committee of the Whole (2)
June 6, 2023
Item #9**

64 Jardin Drive, Unit 1B
Concord, Ontario
L4K 3P3
T. 905.669.4055
F. 905.669.0097
klmplanning.com

KLM File: P-3298

Sent Via Email to: clerks@vaughan.ca

June 2, 2023

**Todd Coles, City Clerk
City Clerk's Office
Ground Floor, South Wing
Vaughan City Hall
2141 Major Mackenzie Drive
Vaughan, Ontario, L6A 1T1**

Attention: City Clerk and Mayor & Members of Vaughan Council

**RE: COMMUNICATION – ITEM #9
COMMITTEE OF THE WHOLE (2) MEETING - JUNE 6, 2023 AT 1:00 PM**

**GB (MAPLECRETE) LIMITED PARTNERSHIP
OFFICIAL PLAN AMENDMENT FILE OP.21.008,
ZONING BY-LAW AMENDMENT FILE Z.21.011 AND
PLAN OF SUBDIVISION FILE 19T-21V003
185 DOUGHTON ROAD, 108-112 MAPLECRETE ROAD
VICINITY OF MAPLECRETE ROAD AND DOUGHTON ROAD, VMC
WARD 4**

Dear City Clerk, and Mayor and Members of Council:

KLM Planning Partners Inc. being the land use planning firm retained on behalf of our client, GB (Maplecrete) Limited Partnership, is pleased to submit this Communication to you and VMC Program staff regarding the planning recommendation report that is being considered at the CW (2) Meeting in support of City files OP.21.008, Z.21.011, and 19T-21V003.

The proposed OPA, ZBA and Subdivision Applications together with the related Site Plan Application (File DA.22.072) that will be considered later this year will facilitate a mixed-use high-density development consisting of 39 and 42-storey residential towers and 5 and 6-storey podium with 1,082 residential units and 485.4 m2 of retail, and a total GFA of 75,070.42 m2 and FSI of 7.73 located within the Vaughan Metropolitan Centre (VMC).

Proposed Changes to Attachment #9 – Proposed Site-Specific Exceptions to Zoning By-law 1-88

Through discussions with VMC Program staff (Monica Wu, Planner) regarding the proposed site-specific zoning exceptions that are now identified in Attachment #9 to the CW report, there was concurrence on May 26, 2023, to amend Zoning Exceptions “q” and “t”, as follows:

1. Zoning Exception “q” – Maximum GFA

The City’s report identifies “a minimum of 485.5 m² shall be dedicated to retail uses”, which is consistent with what is shown on the client’s site plan drawing. However, as the detailed drawings need to be prepared and finalized later on, the architect and client require some flexibility in the final design of the retail space and GFA and is seeking that the text be changed to reflect “**a minimum of 465 m² shall be dedicated to retail uses**”. VMC Program staff have indicated their support to this revised exception.

2. Zoning Exception “t” – Minimum Amenity Area

The City’s report identifies “a Minimum Indoor Amenity Space of 1.37 m² per unit” and “a Minimum Outdoor Amenity Space of 1.82 m² per unit”, which is consistent with what is shown on the client’s site plan drawing. However, as the detailed drawings need to be prepared and finalized later on, the architect and client require some flexibility in the final design of the indoor and outdoor amenity spaces and is seeking that the text be changed to the following minimum requirements:

- **Indoor: 1.35 m² per unit**
- **Outdoor: 1.8 m² per unit**

VMC Program staff have indicated their support to these revised exceptions for minimum indoor and outdoor amenity area.

Subdivision Conditions

KLM and the client have reviewed the subdivision conditions contained in Attachment #10, and have discussed with VMC Program staff (Monica Wu-Planner and Danny Woo-Development Engineer) about meeting following the Committee and Council meetings and prior to the final conditions being formalized to discuss and make minor refinements to the conditions that will ensure the general or standard wording is more concise so that both the City and client will have a clearer understanding of the role and obligations each has regarding the satisfaction of the conditions. Further Committee and Council review will not be required given the minor nature of the proposed changes to the subdivision conditions, which was provided and discussed with VMC staff last week. KLM will be reaching out to the VMC Planner and Engineer to confirm a date and time to meet and refine the subdivision conditions.

Conclusion

Should the Committee concur, we recommend that the following resolution be adopted to address the site-specific zoning exceptions:

Proposed Recommendation:

1. Amend Attachment #9 - Proposed Site-Specific Exceptions to Zoning By-law 1-88 in the following manner:
 - a) Amend Zoning Exception "q" to reflect "**a minimum of 465 m2 shall be dedicated to retail uses**"; and,
 - b) Zoning Exception "t" to reflect "**a Minimum Indoor Amenity Space of 1.35 m2 per unit**" and "**a Minimum Outdoor Amenity Space of 1.8 m2 per unit**"

Should you have any questions, Billy Tung – Partner at KLM Planning Partners Inc. will be attending the Committee of the Whole Meeting as a deputant if required to answer any questions.

Respectfully submitted,

KLM PLANNING PARTNERS INC.



Grant Uyeyama, MCIP, RPP
Principal Planner

Copy to: Alireza Khosrowshahi, Melrose Investments Inc.
Kirill Blotskii, Melrose Investments Inc.
Olenka Karetnik, Melrose Investments Inc.
Billy Tung, Partner, KLM Planning Partners Inc.
Haiqing Zu, Deputy City Manager, Planning & Growth Management
Christina Bruce, Director of Policy Planning & Special Programs
Monica Wu, Planner, VMC Program Department

June 6, 2023

Re: Pride Month 2023 in the City of Vaughan

I am submitting this deputation in my role as Advisor to the Board of The 482 Collective on Matters of Diversity, Equity and Inclusion. The 482 Collective is an innovative charity located in the City of Vaughan that supports women, children and individuals from diverse 2SLGBTQI+ communities who have fled intimate partner violence and human trafficking.

Our deputation aims to address an issue of great significance to our community, specifically the establishment of an annual Pride Month flag raising event and the allocation of support from the City of Vaughan. As an organization that respects diversity, promotes equity and fosters a culture of inclusion, we believe it is vital to celebrate diverse 2SLGBTQI+ communities, and their contributions to the cultural fabric of the City, and to recognize their ongoing struggle for safety and acceptance. We are committed to ensuring that everyone feels seen, heard and understood, without judgement, and knows that they matter.

There are real concerns to consider in terms of acceptance and the mental health and well-being of 2SLGBTQI+ individuals. According to Statistics Canada, 2SLGBTQI+ Canadians are more likely to be victims of violent crimes like hate crimes, more likely to experience poor mental health outcomes and be diagnosed with a mood or anxiety disorder and more likely to have seriously contemplated suicide in their lifetimes.

Research conducted through the Social Sciences and Humanities Research Council and the Centre for Addiction and Mental Health shows that there is a heartbreaking lack of 2SLGBTQI+ specialized services, supports and safer spaces in York Region, as reported by the *Toronto Star* in July 2020.

We propose the implementation of an annual Pride Month flag raising event in Vaughan as a symbolic gesture demonstrating the City's commitment to creating a welcoming, safe and accepting environment for all residents.

To ensure the success of this year's Pride Month flag raising event on June 13, we kindly request the following:

- support from the Communications department to promote the event via the City's official communication channels.

To ensure the success of the event next year and in future years, we kindly request the City's support in allocating a budget specifically designated for the organization and execution of the Pride Month flag raising event, including:

- support from the Communications department to design and issue invitations to invited guests, including VIPs and dignitaries like local MPPs, and to promote the event via the City's official communication channels;
- support from the Events team to manage logistics, food and beverage needs, décor and signage and setup and teardown; and
- performance fees/honoraria.

This financial support will enable us to create a memorable and engaging experience that encourages community participation and demonstrates Vaughan's dedication to celebrating diversity.

We respectfully request that the Pride Month flag raising event also become a part of the City's official list of annual events – perhaps evolving into a family-friendly celebration like Pride in the Park or Pride in the Square at Vaughan Metropolitan Centre – signifying its importance and the City's commitment to supporting 2SLGBTQI+ communities. By incorporating this event into the City's annual events portfolio, we aim to establish a tradition of celebration, support and allyship.

We assure you that our intentions are aligned with the City's Diversity, Equity and Inclusion Action Plan and the stated objective of engaging 2SLGBTQI+ communities to support opportunities to build awareness and educate the public to effectively work toward the elimination of all forms of intolerance, discrimination and bigotry. It is essential that the City work closely with representatives from these communities to ensure their voices are heard and reflected in the planning and execution of the event.

We firmly believe that the establishment and support of community events, such as the Pride Month flag raising, fall within this jurisdiction, as they contribute to the social and cultural fabric of our city.

We kindly request your consideration and approval of our proposal during this Committee of the Whole (2) meeting on June 6, 2023.

Together, we can recognize, promote and celebrate the dignity of every human person.

Thank you,

Jumol Royes
Advisor to the Board – Diversity, Equity and Inclusion

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](#)
Subject: FW: [External] RE: 1 Promenade Circle, File #: Z.22.026
Date: Monday, June 5, 2023 9:06:55 AM

From: Hannah Cardaci [REDACTED] >
Sent: Thursday, June 1, 2023 3:43 PM
To: Clerks@vaughan.ca; Daniela DeGasperi <Daniela.DeGasperi@vaughan.ca>
Subject: [External] RE: 1 Promenade Circle, File #: Z.22.026

Hello City Planner and City Clerk,

Thank you for sharing the application for approval of a proposed six story building to be erected in the near future at 1 Promenade Circle.

Would this be an outdoor plaza with outdoor restaurants and medical facilities?

Since there is an already indoor mall with lots of available space, why do we need an outdoor plaza?

What kind of business offices would house this facility?

Is there a known demand for more shopping since we've already got outdoor plazas on Centre Street, including Walmart and Doctors offices?

Instead, why not create more green spaces to recreate in, instead of more and more pavement and roads?

Many thanks for your kind attention to what seems to be overbuilding and overcrowding of the area. Bathurst and Clarke intersection is much too crowded already and Promenade Mall has had too many empty stores for far too long!

Yours In Trust,
Hannah Cardaci
Senior Citizen



DATE: Friday, June 2, 2023

TO: Mayor and Members of Council

FROM: Gus Michaels, Deputy City Manager, Community Services
Susan Kelly, Director, By-Law & Compliance, Licensing & Permit Services

RE: **COMMUNICATION – Committee of the Whole (2), June 6, 2023**

Item 18 and Item 20, Report No. 28

Item 18 – Sign By-law Relief for Business
Item 20 – Technical Amendments Report on the Business Licensing, Noise, Parking and Fees and Charges By-Law

Recommendation

The Deputy City Manager, Community Services recommends:

1. THAT the Committee of the Whole defer Item 18 and Item 20 of Report No. 28 to the Committee of the Whole meeting of September 12, 2023.

Background

The two reports recommended for deferral are subject to the requirements of Notice By-law 394-2002. Shortly after submission for the publishing of the Committee's agenda, staff determined that the time frames required for the posting of notices could not be met. As a result, staff are recommending that the two subject reports be deferred to the next meeting of Committee of the Whole.

For more information, contact Rudi Czekalla-Martinez, Manager, Policy & Business Planning, By-Law and Compliance, Licensing and Permit Services, ext. 8782

Respectfully submitted,

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

Gus Michaels
Deputy City Manager, Community Services

From: Clerks@vaughan.ca
To: [Jacquelyn Gillis](#)
Subject: FW: [External] Comments for Committee of Whole Meeting-June 6th, 2023 to be included and Considered
Date: Monday, June 5, 2023 10:01:13 AM

From: Carolyn Smith [REDACTED] >
Sent: Sunday, June 04, 2023 11:31 PM
To: Clerks@vaughan.ca; Gina Ciampa <Gina.Ciampa@vaughan.ca>
Subject: [External] Comments for Committee of Whole Meeting-June 6th, 2023 to be included and Considered

Good evening Todd, City Clerk and Marilyn,

Thank you for the June 6th, 2023 Committee report and information regarding the Nashville Major Developments Inc. Zoning By-law amendment Z.22.027 Block 226 and Part of Block 227, Land 65 M-4373 Vicinity of Major Mackenzie Drive and Huntington Road (Presentation #11.)

I am a resident that lives close to the plaza and I have some concerns that hope to be addressed/resolved by counsel/City and the developer.

Please include the following at the June 6, 2023 meeting.

1) On page 11 of the June 6th report, it references the following:

“There is currently no proposed all-way stop proposed at the Barons Street/Hopewell Street/all-way entrance intersection. The TE Department advises that an all-way stop is not approved for this location in the Transportation Master Plan, and the distance to the nearest all-way stop is 120 metres at Barons Street and Moody Drive, while the accepted standard distance (Ontario Traffic Manual Book 5) between all-way stops is a minimum 250 metres.”

I understand from this, that a 4 way stop will not be considered for Hopewell/Barons Street. One of the reasons I requested this, is to slow traffic down that enters our community from Major Mack onto Barons. I strongly, still believe, that a 4-way stop is needed to calm traffic, leaving and entering our community. Traffic speeds into our community and out at this area of Barons. The new “40km” has not produced any noticeable outcomes.

When traffic builds at the 4 way Moody stop, vehicles entering the community take a sharp right onto Hopewell St and speeds through our street to access Mactier or continue straight. This will only get worse as the plaza will attract more visitors and residents will take measures to avoid the congestion trying to enter the plaza.

If a four way stop is not being permitted, speed bumps or something physical needs to be installed to reduce speed-along Barons to the Moody four way stop, and along Hopewell St just past the

Canada Post community mail box. I am requesting council and the applicable department to find a solution to this request/concern since a 4-way stop is being denied at Hopewell/Barons.

2) I haven't seen anything proposed to address safety for residents that reside close to the plaza and for our community as a whole. What is being done since access to the 427 makes our community a target area for thefts, etc? The plaza will provide a large amount of space and areas for the public to access and solicit. The plaza is close to many homes, a elementary school and soon to be public school.

3) Many agencies were asked to provide input on the development- the fire department, MTO, etc. Could the York Regional Police please provide an analysis/recommendations for the development in regards to our community's safety concerns? They are not listed in the report and I am hoping they can be engaged.

4) What is the status on my request for a police station/office occupying a space in either building D or E?

5) I have huge concerns over the proposed drawings of Building D and E, the eastward facing side of the buildings. This will be the back of the buildings, facing Barons.

From what the renderings provided, the simple industrial grey style/colour does not fit with the surrounding residential properties. I am concerned the colour of brick will fade and not age well. The front of these buildings have limestone accents in between where the materials change from one style to another. This lime stone needs to present at the back of the building to support curve appeal. I wish to see the eastward facing side of Buildings D and E improved, as well as see an example of this style that has been used in another plaza location. Many residents will be viewing these buildings from our front porch and this is very important to us.

6) What are the services doors at the back of Buildings D and E going to be used for? Is this where garbage will be stored? Where is the garbage being stored for these buildings? As this will attract pests and possibly present a rodent issue for surrounding residents.

7) Buildings D and E designs seem to have plans for 14 and 10 potential vendors. This is a lot of businesses for a small area that already has plans for a Longos, etc. There is not sufficient parking for 24 additional business, their suppliers dropping of stock, the public and their employees. I would like to see the size of these buildings reduced for many safety, sanitary and traffic reasons. It's not clear why this number of business are needed or are being approved for such a small area/plaza.

Thank you for taking the time to review and consider this feedback. I hope it is helpful!

-Carolyn



 **SPE**
SERRUYA PRIVATE EQUITY
LiBerty
development

**New Office Development
Promenade Mall, Vaughan, Ontario**

**Committee of the Whole
Vaughan Council June 6th 2023**

Communication: C11
Committee of the Whole (2)
June 6, 2023
Item #12

Surrounding Context Aerial Photo



Subject Site
Location

 **SPE**
SERRUYA PRIVATE EQUITY

New Office Development

Committee of the Whole
Vaughan Council June 6th 2023

 **BOUSFIELDS**
Planning Consultant

LIBERTY
development

Surrounding Neighbourhood Photos



York Hill District
Park



Neighbourhood Condominiums
7440 Bathurst



Promenade Mall
Food Hall



Bathurst Clark
Resource Library



Promenade Mall
Entrance

 **SPE**
SERRUYA PRIVATE EQUITY

New Office Development
Committee of the Whole
Vaughan Council June 6th 2023

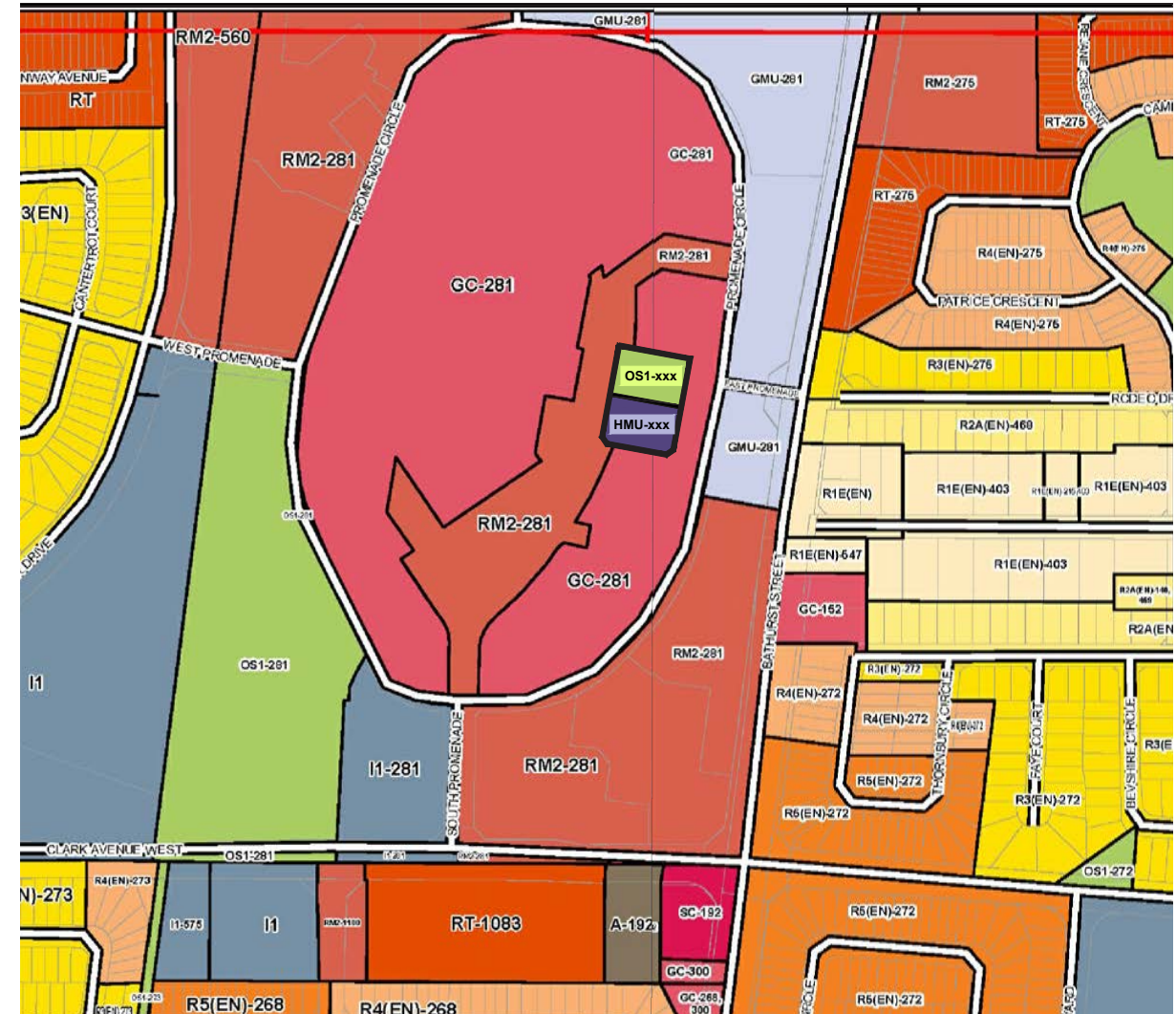
 **BOUSFIELDS**
Planning Consultant

LIBERTY
development

Legend

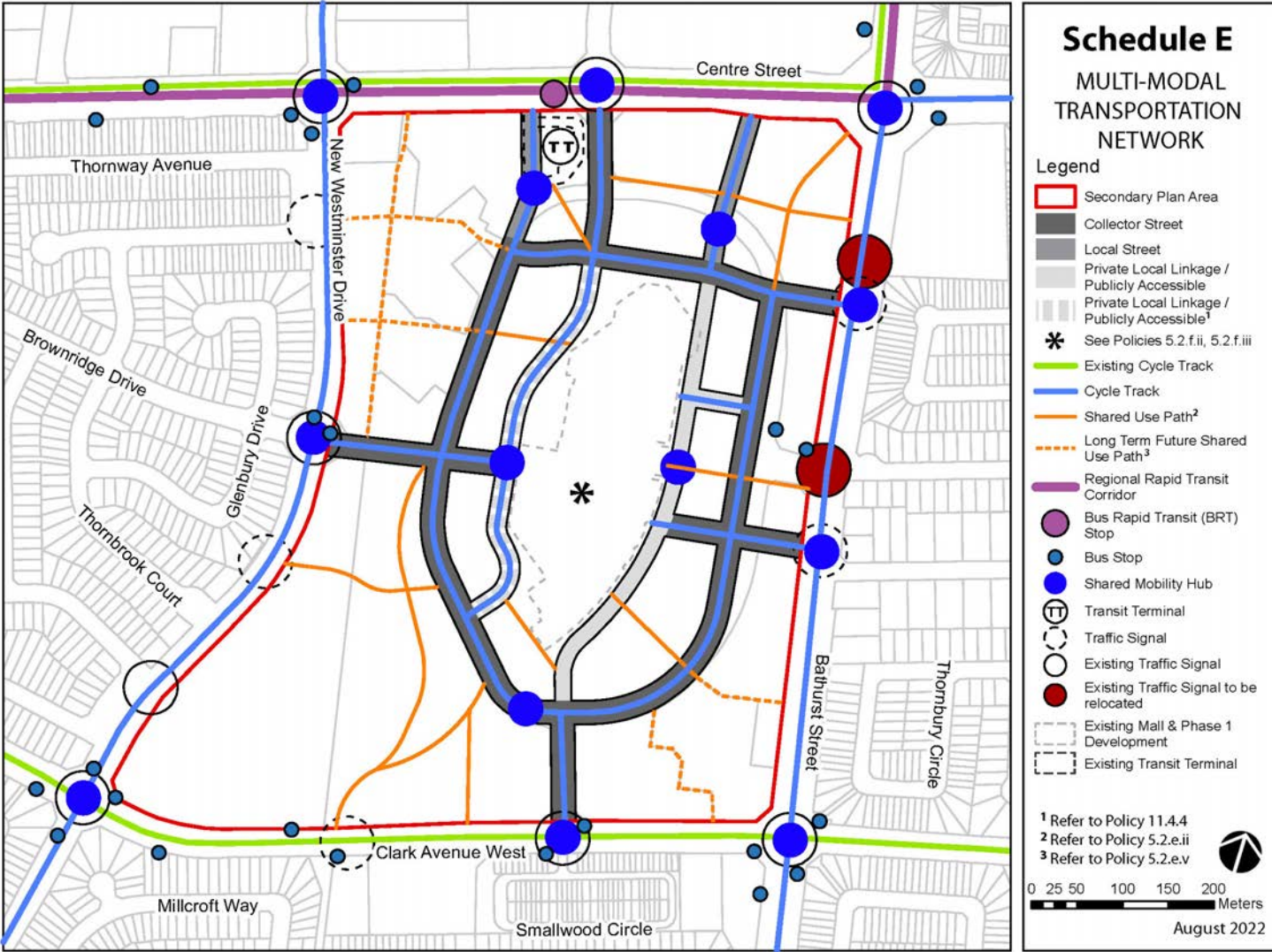
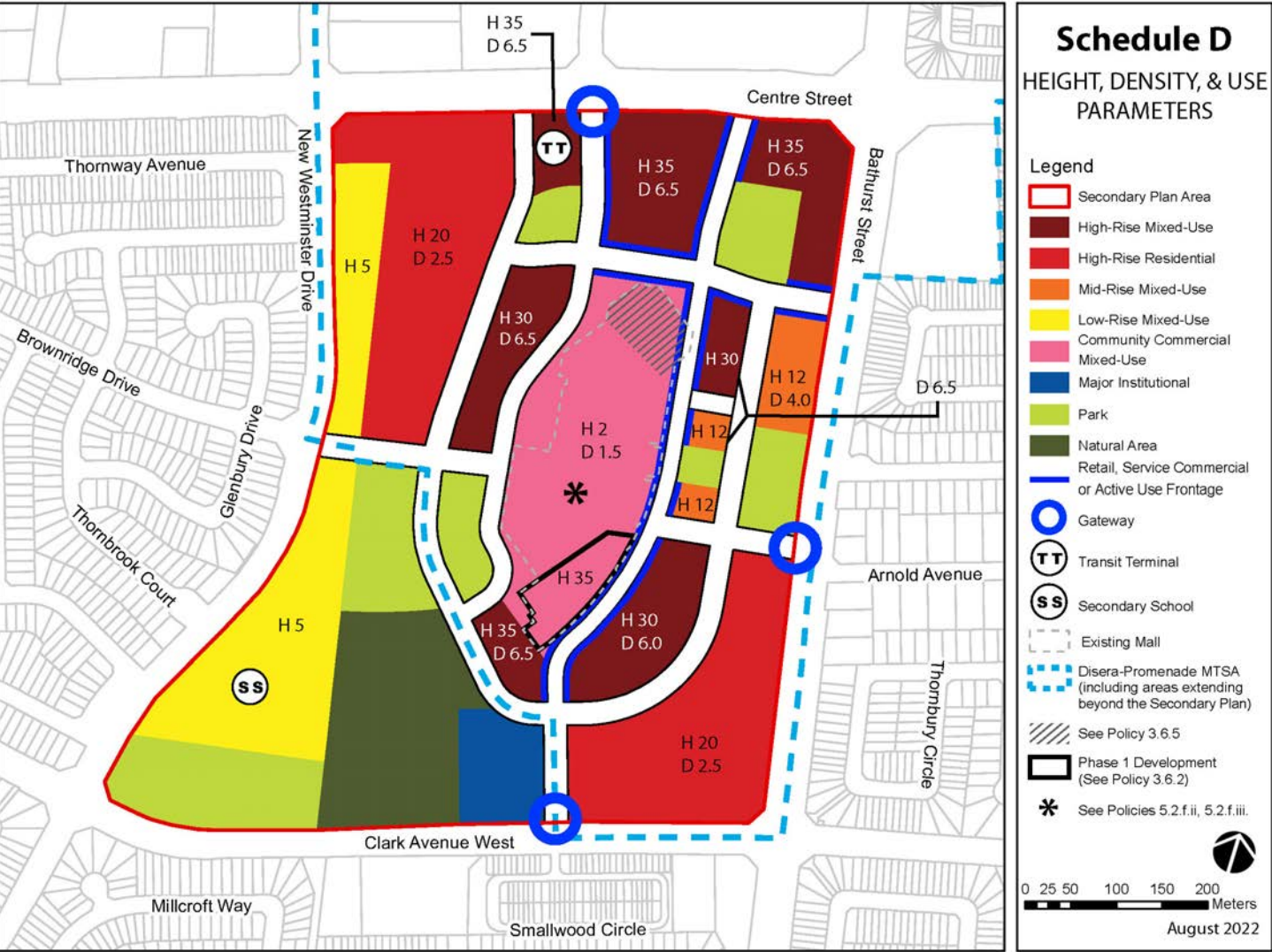
- Major Transit Station Area
- Adjacent Major Transit Station Area
- Parcels
- Transit Station**
 - Subway Station
 - Bus Rapid Transit
- Transit Corridor**
 - Subway
 - Bus Rapid Transit

Committee of the Whole
Vaughan Council June 6th 2023



Vaughan City-Wide Comprehensive Zoning By-Law 01-2021





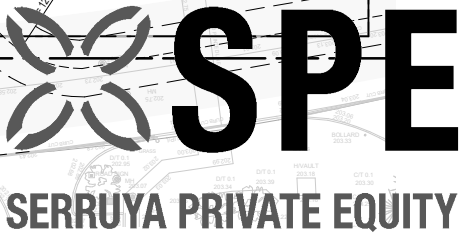
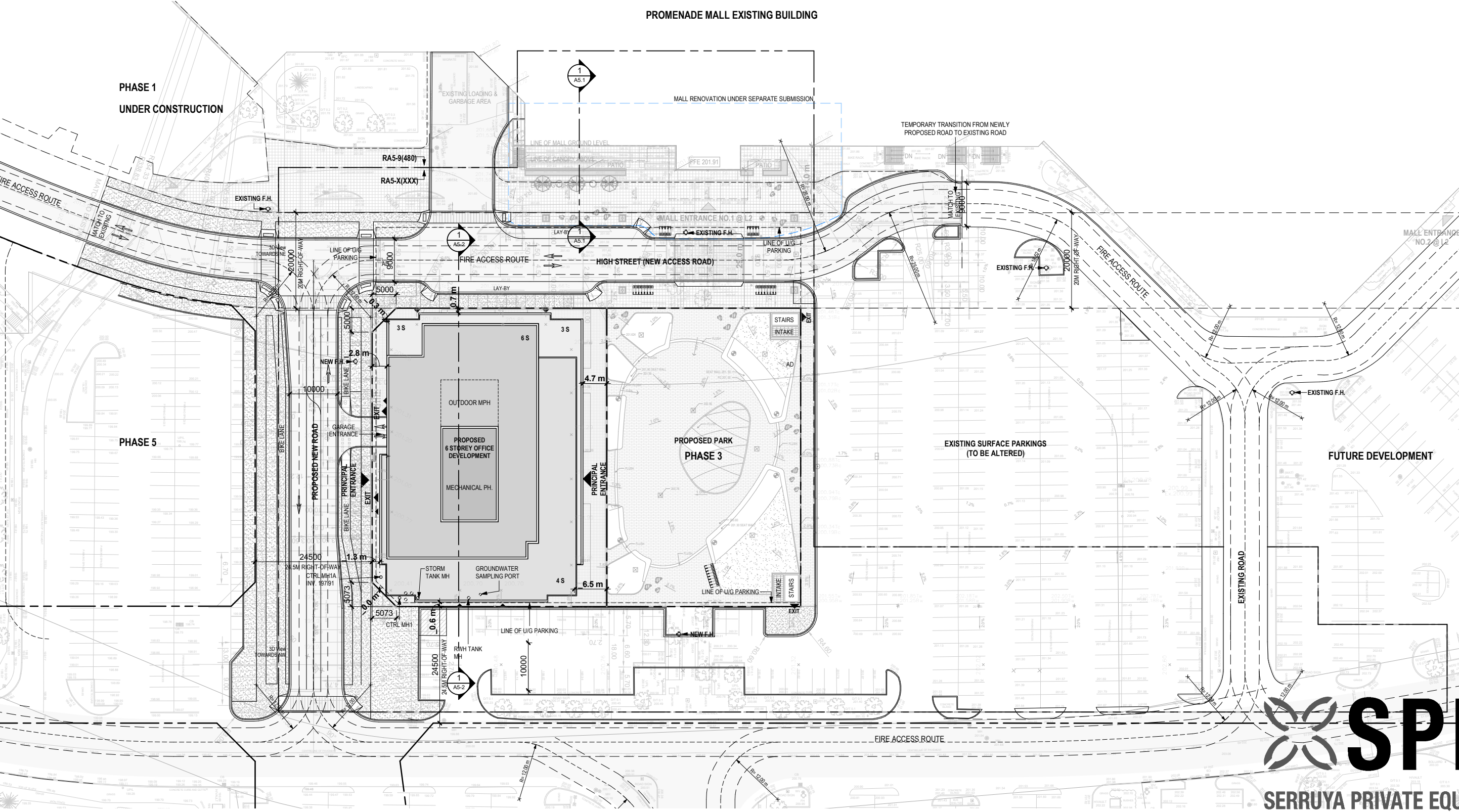
Council Approved Promenade Centre Secondary Plan [2022]

New Office Development

Committee of the Whole
Vaughan Council June 6th 2023



Site Plan



New Office Development
Committee of the Whole
Vaughan Council June 6th 2023





 **SPE**
SERRUYA PRIVATE EQUITY

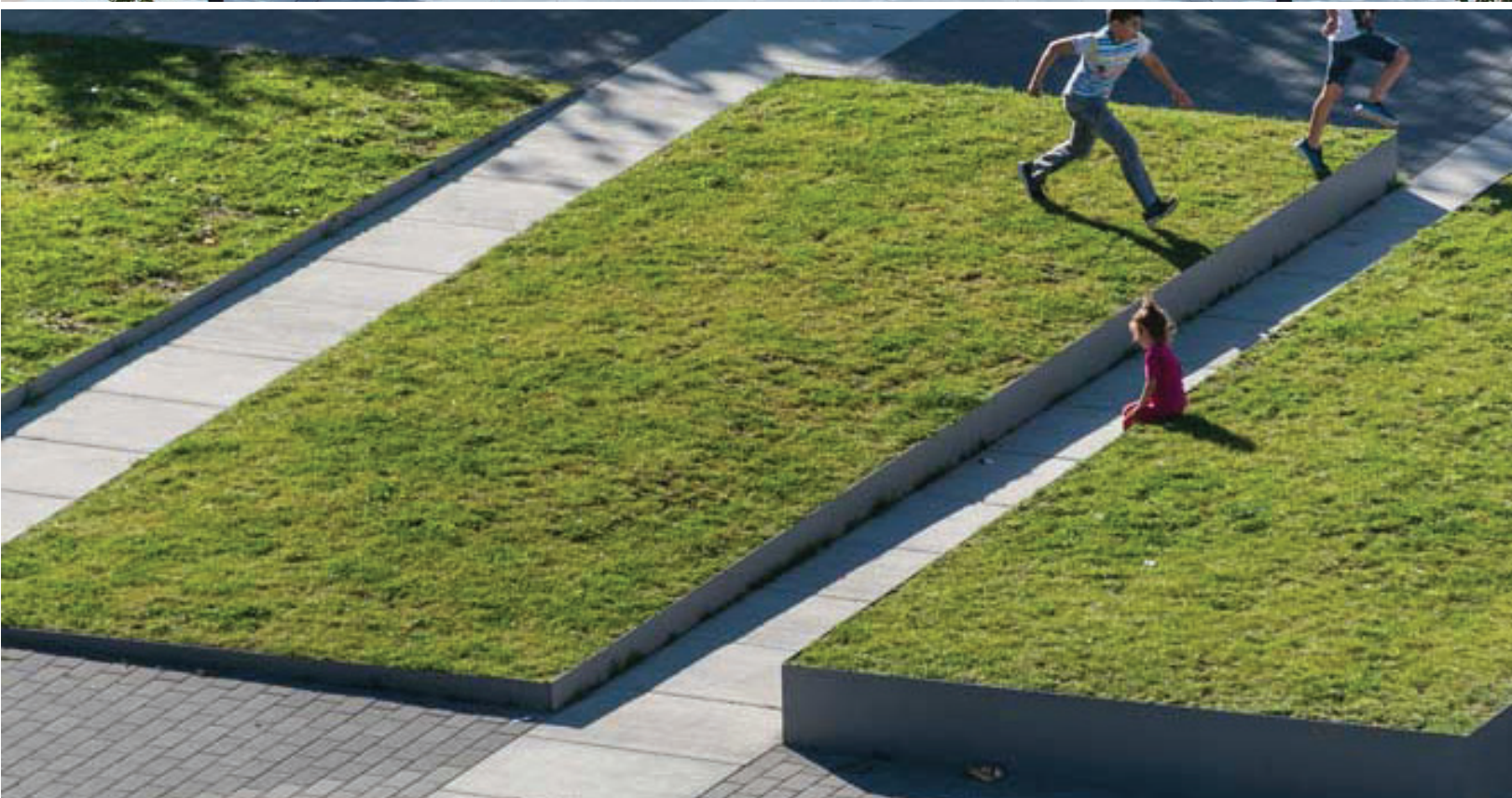
New Office Development

Committee of the Whole
Vaughan Council June 6th 2023

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development

Landscape Concept Precedent Images



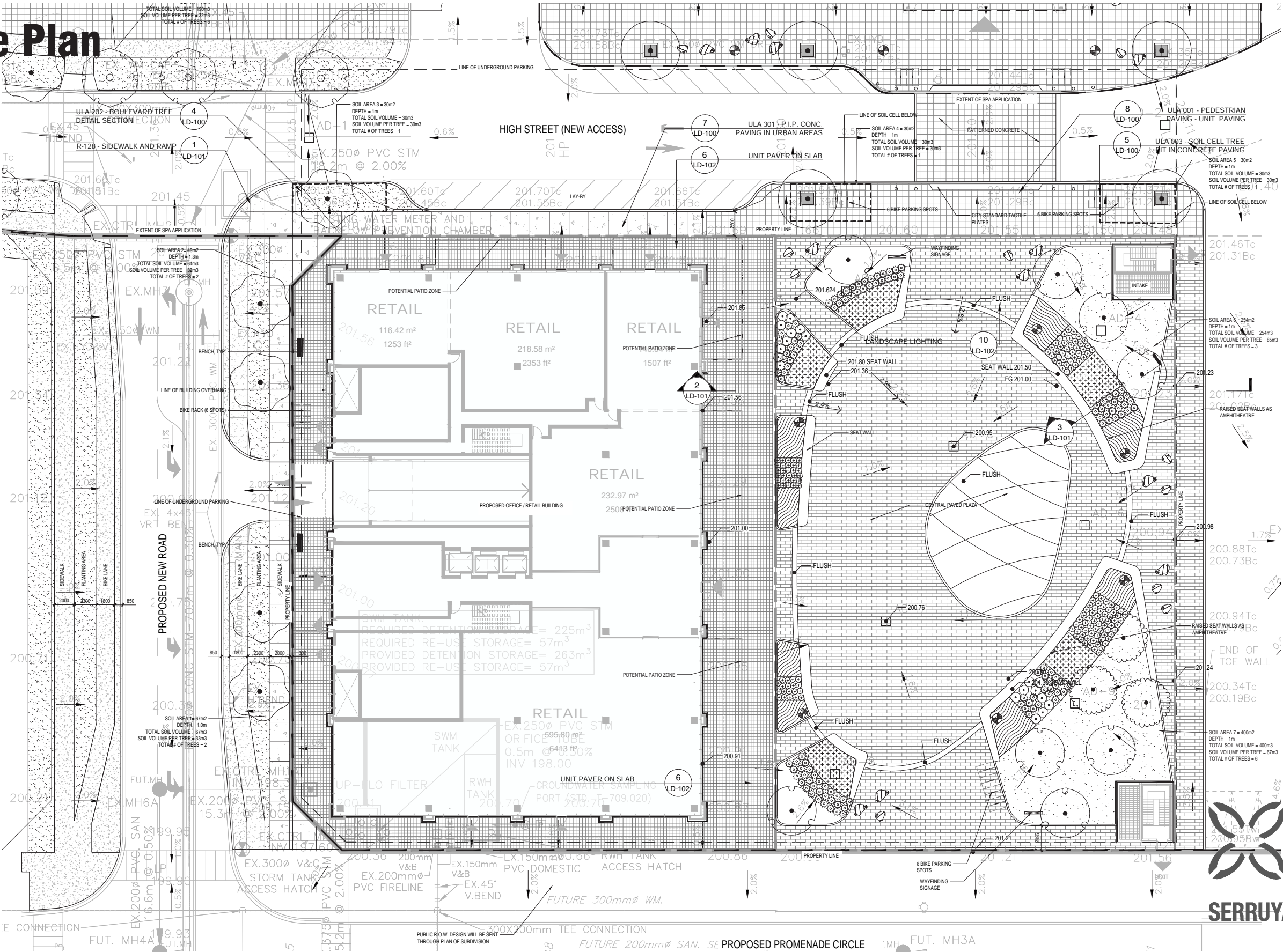
New Office Development
Committee of the Whole
Vaughan Council June 6th 2023

 **BOUSFIELDS**
Planning Consultant

 **SPE**
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development

Landscape Plan



SERRUYA PRIVATE EQUITY

New Office Development

Committee of the Whole
Vaughan Council June 6th 2023





Thank you

Questions and Answers

 **SPE**
SERRUYA PRIVATE EQUITY

New Office Development
Committee of the Whole
Vaughan Council June 6th 2023

 **BOUSFIELDS**
Planning Consultant

LIBERTY
development

June 5, 2023

MGP File: 11-2003

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

via email: clerks@vaughan.ca

Dear Mayor Del Duca and Members of Council:

**RE: Proposed Amendment #93 to the City of Vaughan Official Plan, 2010
June 6, 2023, Committee of the Whole Item 6**

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

On behalf of the Block 41 Landowners Group (“LOG”), we have reviewed the Proposed Amendment (being Policy 10.1.3 and By-law 278-2009 as amended) in response to Bill 109 (More Homes for Everyone, 2022), City File 25.7, Committee of the Whole Report No. 6, dated June 6, 2023.

We previously made a written submission to the City dated December 9, 2022 and many of those comments continue to be applicable. Overall, we continue to be concerned that the proposed OPA to the Vaughan Official Plan 2010 (“VOP 2010”) has an unintended consequence of lengthening the Pre-application Consultation (“PAC”) process prior to the commencement of complete application timelines and increases the timeline for development application approvals overall within the City of Vaughan. In our opinion, the OPA is contrary to the intent of Bill 109, the More Homes for Everyone Act, 2022, which supported expedited approvals to build homes faster.

We appreciate that the City has made some revisions to the draft Official Plan since the public meeting held in December 2022 however we continue to have concerns some of which are outlined below. We reserve the right to identify additional issues as we continue our review of the modified OPA.

1. Length of the Pre-Consultation Validity (Proposed Policy 10.1.3.5 & 10.1.3.6)

Given the extensive list of plans and reports that are required to support a complete application, we request that the term of the Pre-consultation **be increased from 180 days to 365 days** to allow for sufficient time to complete the various studies and materials to support the development applications. We note that the environmental and technical reports typically require a year or more of data collection and can be

seasonally dependant. As such, a 180-day window is not sufficient to allow for the completion of these studies within that timeline.

2. Minimum Pre-Application Requirements (Proposed Policy 10.1.3.3(b))

The draft Amendment proposes to require owners' authorization for the submission of a Pre-Application meeting. This should be limited to the applicant who is proposing the pre-application meeting. We note that larger scale site applications such as Block Plan or an Official Plan Amendment often cover larger areas where all parties within the area are not required to sign applications.

3. Preliminary Elevations for Pre-Consultation (Proposed Policy 10.1.3.3(f))

Policy 10.1.3.3. prescribes the minimum requirements for the submission of a Pre-Application Meeting application. The minimum list includes the submission of "Preliminary Elevations". We note that in many cases, such as subdivision plans, Block Plans, some official plan or zoning amendments (such as an addition to or change in use), elevations are not relevant and should not be required.

4. Standard Terms of Reference Guidelines (Proposed Policy 10.1.3.4)

It is unclear who prepares and who approves the standard terms of reference referred to. We believe that if standard City-wide Terms of References are to be prepared, these should be reviewed and approved by Council.

5. The City refusal of information and materials (Proposed Policy 10.1.3.6(e))

It is unacceptable to give staff the unilateral ability to indicate that a study that has been submitted is inappropriate/incomplete, which will hold up the entire application. We do not think that this is the intent of the Policy, and this wording should be clarified.

6. Draft Plan of Condominium (Common Element)

Throughout the Draft Official Plan reference is made to Draft Plan of Condominium (Common Element). We question why specific reference is made to only one type of condominium plan.

7. GIS conformity Letter 10.1.3.11 (b)xxvii)

The requirement for a GIS conformity letter prior to submission of an application is an onerous requirement at first submission, particularly for engineering plans which are extremely detailed and subject to change after comments are received. GIS Conformity letters should be a requirement later in the approval process. With the volume of applications received by the City, the GIS section is often short of time and there is no specified minimum timeline to obtain a GIS Conformity Letter. We note that this item is included in the list that may be required by the City in 10.1.3.7.

8. Block Plan Approval 10.1.3.14

The requirement for an approved Block Plan as a component of a complete application for a subdivision application is a change from the City's approval process to date. Block Plans typically take several years to approve, have multiple rounds of

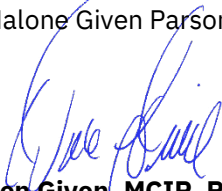
comments and submissions, involve multiple owners and have substantially completed most studies required for a subdivision application after the second submission. Often there can be one or two items that delay approval of a Block plan in an area that does not affect an application for approval in another part of the plan. We request that the last sentence of policy 10.1.3.14 be amended to allow for some discretion on the part of the City.

Conclusion

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

Yours very truly,

Malone Given Parsons Ltd.



Don Given, MCIP, RPP
Founder

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



BOUSFIELDS INC.

Project No. 18189

June 5, 2023

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

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

Dear Chair and Members of the Committee of the Whole,

**Re: Committee of the Whole Meeting on June 6, 2023
Item 6.6 – Proposed Amendment to Vaughan Official Plan 2010,
Volume 1, Policy 10.1.3 and By-law 278-2009, as Amended, in Response
to Bill 109 (More Homes for Everyone, 2022) File 25.7**

As you are aware, we are the planning consultants to the Block 27 Landowners' Group (the "**LOG**") with respect to the 400-hectare tract of land bounded by Keele Street, Teston Road, Jane Street and Kirby Road. We are writing you on behalf of a number of owners that are members of the LOG.

On November 17, 2022 and December 9, 2022, Bousfields Inc. submitted letters, attached hereto as **Attachment A**, to the City of Vaughan's Planning Department and the Committee of the Whole (the "**Letters**"). The Letters provided our opinion with respect to the City's proposed changes to its Complete application submission requirements, as outlined in the statutory public meeting held on September 13, 2022.

We are concerned that our comments have again not been captured in the Staff Report or addressed in the recommended Official Plan Amendment (the "**Draft OPA**"), attached to the Staff Report.

Though many of the concerns in the Letters remain unaddressed, we continue to see a significant concern with Draft Policy 10.1.3.14 (Draft Policy 10.1.3.13 in previous drafts of the Draft OPA), which requires that any development application that is subject to development application(s) shall require an approved Block Plan as part of a complete application.

We continue to be of the opinion that this requirement should be deleted from the Draft Official Plan Amendment, since:

- Historically, the Block Plan process was a guiding process that would coordinate Draft Plans amongst varying landowners in order to allocate and distribute community uses without considering property boundaries, which would result in the immediate delivery of parks and schools to the municipality.
- The Block Plan process is not a statutory process, and therefore has no associated approval timelines or right of appeal. Accordingly, there would be no mechanism to ensure that a Block Plan is processed in a timely fashion. That outcome directly conflicts with the intent of Bill 109, which seeks to accelerate approval timelines, allowing more homes to be built, faster.
- Potential delays to application filing timelines run contrary to the intention of the recently passed legislation in Bills 108 and 23, which “freeze” development charges and parkland dedication rates as on the date certain applications are made. The intent of those “freezes” is to make development costs more predictable and homes more affordable. The Draft OPA could delay rezoning and site plan application filings, leading to the risks of: land valuation increases (increasing parkland fees), and, increased development charges due to indexing adjustments and new by-law enactment.
- Historically, it has been common for the Block Plan to be revised while subdivision (and other) applications are being processed concurrently. Block Plans therefore evolve over time as their implementation progresses. This is reflected in the City of Vaughan’s Official Plan Policy 10.1.1.25, which states:

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

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

Block 27

In addition to the foregoing, Block 27 has already made a Block Plan application submission, and entered into a servicing agreement to bring services to Block 27 by 2025. More specifically:

- The Block Plan application for Block 27 was filed by the LOG on August 24, 2022, prior to the changes proposed in the Draft OPA. It is our opinion that our Block Plan process should not get caught up in a new process that results in unpredictable approval timelines.
- As Council and Planning Staff are aware, the LOG has entered into a Servicing Agreement with the Region whereby the LOG front-funded approximately \$156 million to advance servicing in order to support housing construction in early 2025. If the filing of development applications is stalled until the Block Plan is approved, it will be impossible for the Block 27 lands to utilize the services that will be available in 2025.

Request:

For the reasons outlined herein, we respectfully make the following requests:

1. That Policy 10.1.3.14 in Draft OPA in Item 6.6 be revised as follows:

10.1.3.14 The City, at its discretion, may require a pre-application consultation process for Block Plan approvals or other non-statutory comprehensive planning measures (e.g., precinct plans, development concept plans, telecommunication towers), based on the policies of this section, scoped to the needs of Block Plan or other comprehensive planning measure process. ~~If the development application(s) are subject to a Block Plan, an approved Block Plan shall also be a component of complete application.~~
2. As per our original letter dated November 17, 2022, we suggest that timelines should be associated with the PAC process.

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

Respectfully Submitted,

Bousfields Inc.

A handwritten signature in black ink, appearing to be 'DF', with a large loop and a horizontal line crossing through it.

David Falletta, MCIP, RPP

AW/df:jobs

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

Attachment A - the Letters



Project No. 18189

November 17, 2022

SENT VIA E-MAIL

Christina Bruce, Director of Policy Planning & Special Programs

-and-

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

Dear Christina and Nancy,

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

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

1. Front-ending the process

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

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

Recommendation:

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

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

2. Pre-Application Public Consultation

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

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

a. Demonstration of Pre-Application Public Consultation:

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

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

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

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

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

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

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

3. Non-Statutory Approvals

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

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

4. Restriction to filing a ZBA and Site Plan

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

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

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

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

Respectfully Submitted,

Bousfields Inc.



David Falletta, MCIP, RPP

/DF:jobs

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



BOUSFIELDS INC.

Project No. 18189

December 9, 2022

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

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

Dear Chair and Members of the Committee of the Whole,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

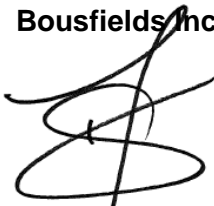
Recommendation:

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

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

Respectfully Submitted,

Bousfields Inc.



David Falletta, MCIP, RPP

AW/df:jobs

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

Attachment A - the Letter



BOUSFIELDS INC.

Project No. 18189

November 17, 2022

SENT VIA E-MAIL

Christina Bruce, Director of Policy Planning & Special Programs

-and-

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

Dear Christina and Nancy,

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

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

1. Front-ending the process

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

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

Recommendation:

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

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

2. Pre-Application Public Consultation

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

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

a. Demonstration of Pre-Application Public Consultation:

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

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

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

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

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

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

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

3. Non-Statutory Approvals

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

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

4. Restriction to filing a ZBA and Site Plan

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

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

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

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

Respectfully Submitted,

Bousfields Inc.



David Falletta, MCIP, RPP

/DF:jobs

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

Communication: C14
Committee of the Whole (2)

June 6, 2023

Item #6



Don Given
905 513 0170 x109
dgiven@mgp.ca

June 5, 2023

MGP File: 21-2950

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

via email: clerks@vaughan.ca

Dear Mayor Del Duca and Members of Council:

**RE: Proposed Amendment #93 to the City of Vaughan Official Plan, 2010
June 6, 2023, Committee of the Whole Item 6**

Malone Given Parsons Ltd. ("MGP") is the Planning Consultant for Argo Kleinburg Limited and the Block 62 West Landowners Group, who own approximately 107 gross hectares of land within the City of Vaughan. Block 62 West is located northeast of Nashville Road and Huntington Road and is intended to accommodate growth up to the 2031 planning horizon in the City of Vaughan.

On behalf of Argo Kleinburg and the Block 62 West Landowners Group, we have reviewed the Proposed Amendment (being Policy 10.1.3 and By-law 278-2009 as amended) in response to Bill 109 (More Homes for Everyone, 2022), City File 25.7, Committee of the Whole Report No. 6, dated June 6, 2023.

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

We appreciate that the City has made some revisions to the draft Official Plan since the public meeting held in December 2022 however we continue to have concerns as noted below:

1. Length of the Pre-Consultation Validity (Proposed Policy 10.1.3.5 & 10.1.3.6)

Given the extensive list of plans and reports that are required to support a complete application, we request that the term of the Pre-consultation **be increased from 180 days to 365 days** to allow for sufficient time to complete the various studies and materials to support the development applications. We note that the environmental and technical reports typically require a year or more of data collection and analysis and can be seasonally dependant. As such, a 180-day window is not sufficient to allow for the completion of these studies within that timeline.

2. Minimum Pre-Application Requirements (Proposed Policy 10.1.3.3(b))

The draft Amendment proposes to require owners' authorization for the submission of a Pre-Application meeting. This should be limited to the applicant who is proposing the pre-application meeting. We note that larger scale site applications such as Block Plan or an Official Plan Amendment often cover larger areas where all parties within the area are not required to sign applications.

3. Preliminary Elevations for Pre-Consultation (Proposed Policy 10.1.3.3(f))

Policy 10.1.3.3. prescribes the minimum requirements for the submission of a Pre-Application Meeting application. The minimum list includes the submission of "Preliminary Elevations". We note that in many cases, such as subdivision plans, Block Plans, some official plan or zoning amendments (such as an addition to or change in use), elevations are not relevant and should not be required.

4. Standard Terms of Reference Guidelines (Proposed Policy 10.1.3.4)

It is unclear who prepares and who approves the standard terms of reference referred to. We believe that if standard City-wide Terms of References are to be prepared, these should be reviewed and approved by Council.

5. The City refusal of information and materials (Proposed Policy 10.1.3.6(e))

It is unacceptable to give staff the unilateral ability to indicate that a study that has been submitted is inappropriate/incomplete and to refuse the entire application. We do not think that this is the intent of the Policy, and this wording should be clarified.

6. Draft Plan of Condominium (Common Element)

Throughout the Draft Official Plan reference is made to Draft Plan of Condominium (Common Element). We question why specific reference is made to only one type of condominium plan.

7. GIS conformity Letter 10.1.3.11 (b)xxvii) The requirement for a GIS conformity letter prior to submission of an application is an onerous requirement at first submission, particularly for engineering plans which are extremely detailed and subject to change after comments are received. GIS Conformity letters should be a requirement later in the approval process. With the volume of applications received by the City, the GIS section is often short of time and there is no specified minimum timeline to obtain a GIS Conformity Letter. We note that this item is included in the list that may be required by the City in 10.1.3.7.

8. Block Plan Approval 10.1.3.14 The requirement for an approved Block Plan as a component of a complete application for a subdivision application is a change from the City's approval process to date. Block Plans typically take several years to approve, have multiple rounds of comments and submissions, involve multiple owners and have substantially completed most studies required for a subdivision application after the second submission. Often there can be one or two items that delay approval of a Block plan in an area that does not affect an application for

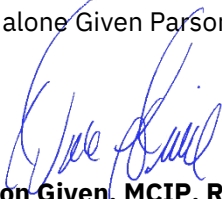
approval in another part of the plan. We request that the last sentence of policy 10.1.3.14 be amended to allow for some discretion on the part of the City.

Conclusion

We thank you for the opportunity to provide our preliminary comments and requests on the proposed Pre-Consultation and Complete Application Submission Requirements OPA and look forward to continuing to engage with Staff through further discussions. These are our preliminary concerns and we may have more to add at a future date. Should you have any questions or wish to discuss our comments, please do not hesitate to contact me at 905.513.0170

Yours very truly,

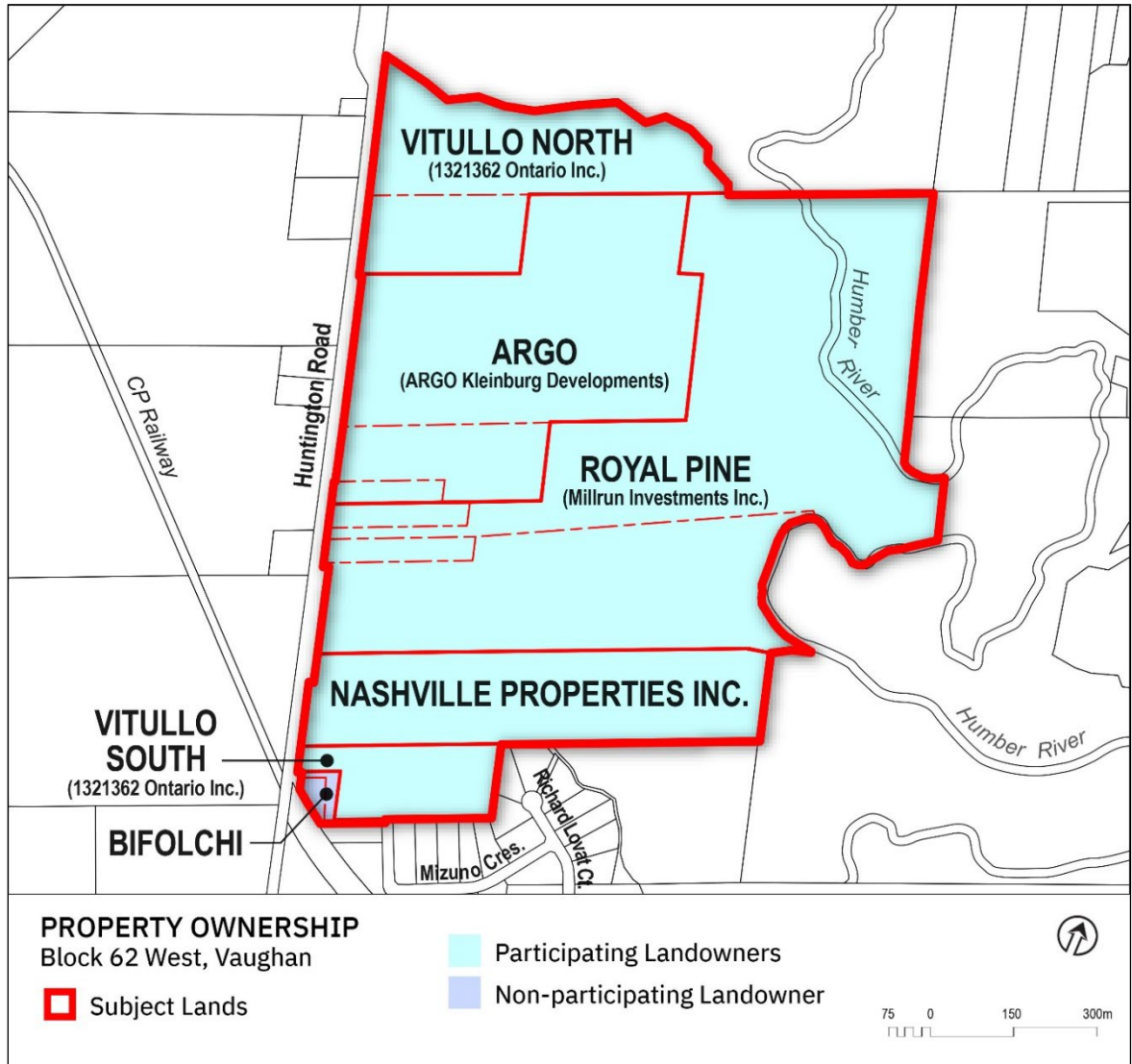
Malone Given Parsons Ltd.



Don Given, MCIP, RPP
Founder

cc *Block 62 West Landowners Group (See attached map)*
 Haiqing Xu, City of Vaughan
 Fausto Filipetto, City of Vaughan

Block 62 West Landowners



June 5, 2023

Mayor Steven Del Duca and Members of Council
City of Vaughan
2141 Major MacKenzie Dr W.
Vaughan, ON
L6A 1T1

Sent via email to clerks@vaughan.ca

RE: City of Vaughan
Planning and Growth Management | Item # 6
PROPOSED AMENDMENT TO VAUGHAN OFFICIAL PLAN 2010, VOLUME 1, POLICY 10.1.3 AND BY-LAW 278-2009 AS AMENDED IN RESPONSE TO BILL 109 (MORE HOMES FOR EVERYONE, 2022) FILE 25.7
2023-06-06

The Building Industry and Land Development Association (BILD) is in receipt of Item 6 *Proposed Amendment to Vaughan Official Plan 2010, Volume 1, Policy 10.1.3 and By-Law 278-2009 as Amended in Response to Bill 109 (More Homes For Everyone, 2022)*. On behalf of our York Chapter, BILD appreciates this opportunity to provide the following sentiments as it relates to this work.

To begin, we would like to thank the City for meeting with BILD and our legal counsel throughout the drafting of proposed OPA 93. As a result of our conversations, we are pleased to see that pre-application public consultations will be encouraged, not required. We were also pleased to see that the City has committed to having the same staff members remain on an application throughout the bulk of the process. Further, accepting site plan applications concurrently with other applications is welcomed, though concerns that an application will not be deemed complete and that applicants will be required to make multiple submissions remain.

With respect to Design Review Panels (DRP), BILD welcomes the changes to the extent the DRP is not made a mandatory pre-application process that results in any process. BILD is also concerned with the two-stage pre-consultation process that results in a three-stage submission process that includes two full submissions. BILD also remains concerned with the potential requirement for pre-application third party clearances and peer reviews which are processes which may amount to at least a partial technical review with no timelines in place. Lastly, BILD is concerned that the proposed pre-application requirement to have the Block Plan approval process concluded will result in unpredictable timing for development applications and lead to development delays, contrary to the intent of Bill 109.

As your community building partner, we trust that you will take these comments into careful consideration as you finalize this work.

Kind regards,

A handwritten signature in black ink, appearing to read "Victoria Mortelliti".

Victoria Mortelliti, MCIP RPP
Senior Manager, Policy & Advocacy

CC: BILD's Review Team
Haiping Xu, City of Vaughan
Danielle Binder, BILD
Members of the BILD York Chapter

The Building Industry and Land Development Association is an advocacy and educational group representing the building, land development and professional renovation industry in the Greater Toronto Area. BILD is the largest home builders' association in Canada, and is affiliated with the Ontario Home Builders' Association and the Canadian Home Builders' Association. Its 1,500 member companies consists not only of direct industry participants but also of supporting companies such as financial and professional service organizations, trade contractors, as well as manufacturers and suppliers of home-related products.

June 5, 2023

MGP File: 11-2003

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

via email: clerks@vaughan.ca

Dear Mayor Del Duca and Members of Council:

**RE: Proposed Amendment #93 to the City of Vaughan Official Plan, 2010
June 6, 2023, Committee of the Whole Item 6**

Malone Given Parsons Ltd. ("MGP") is the Planning Consultant for the TACC Group of Companies ("TACC"), which manages projects for various landowners which includes but not limited to: Nashville Developments (lands within Block 61 West), Copper Kirby Developments (lands within Block 55 Northwest), Comdel (Lands on Weston Road) and other lands not identified at this time but managed by TACC group of company or related entities.

On behalf of TACC, we have reviewed the Proposed Amendment (being Policy 10.1.3 and By-law 278-2009 as amended) in response to Bill 109 (More Homes for Everyone, 2022), City File 25.7, Committee of the Whole Report No. 6, dated June 6, 2023.

MGP previously made a written submission to the City dated December 9, 2022 on behalf of various landowners, including TACC and many of those comments continue to be applicable. Overall, we continue to be concerned that the proposed OPA to the Vaughan Official Plan 2010 ("VOP 2010") has an unintended consequence of lengthening the Pre-application Consultation ("PAC") process prior to the commencement of complete application timelines and increases the timeline for development application approvals overall within the City of Vaughan. In our opinion, the OPA is contrary to the intent of Bill 109, the More Homes for Everyone Act, 2022, which supported expedited approvals to build homes faster.

We appreciate that the City has made some revisions to the draft Official Plan since the public meeting held in December 2022 however we continue to have concerns some of which are outlined below. We reserve the right to identify additional issues as we continue our review of the modified OPA.

1. Length of the Pre-Consultation Validity (Proposed Policy 10.1.3.5 & 10.1.3.6)

Given the extensive list of plans and reports that are required to support a complete application, we request that the term of the Pre-consultation **be increased from 180 days to 365 days** to allow for sufficient time to complete the various studies and materials to support the development applications. We note that the environmental and technical reports typically require a year or more of data collection and can be

seasonally dependant. As such, a 180-day window is not sufficient to allow for the completion of these studies within that timeline.

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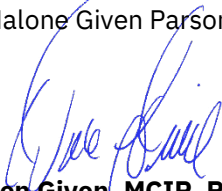
comments and submissions, involve multiple owners and have substantially completed most studies required for a subdivision application after the second submission. Often there can be one or two items that delay approval of a Block plan in an area that does not affect an application for approval in another part of the plan. We request that the last sentence of policy 10.1.3.14 be amended to allow for some discretion on the part of the City.

Conclusion

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

Yours very truly,

Malone Given Parsons Ltd.



Don Given, MCIP, RPP
Founder

cc *TACC Developments*
 Haiqing Xu, City of Vaughan
 Fausto Filipetto, City of Vaughan