

COUNCIL MEETING – SEPTEMBER 26, 2023 COMMUNICATIONS

	<u>Rpt. No.</u>	<u>Item No.</u>	<u>Committee</u>
<u>Distributed September 22, 2023</u>			
C1. Alex & Lisa Vitaro, dated September 12, 2023.	31	2	Committee of the Whole
C2. Irene Ford, dated September 11, 2023.	33	4 & 5	Committee of the Whole (Public Meeting)
C3. Rehman Mohar, dated September 11, 2023.	33	2	Committee of the Whole (Public Meeting)
C4. Irene Ford, dated September 13, 2023.	36	3	Committee of the Whole (Public Meeting)
C5. Domenic Mariani, dated September 18, 2023.	36	3	Committee of the Whole (Public Meeting)
C6. Jenny See, Public Works and Government Services, Yonge Street, Toronto, dated September 14, 2023.			By-Law 146-2023
C7. Memorandum from the Deputy City Manager Corporate Services, City Treasurer and Chief Financial Officer, dated September 21, 2023.			By-Law 131-2023
C8. Irene Ford, dated September 13, 2023.	36	2	Committee of the Whole (Public Meeting)
C9. Ryan Virtanen, KLM Planning Partners Inc., Jardin Drive, Concord, dated September 21, 2023.	33	1	Committee of the Whole (Public Meeting)
C10. Confidential memorandum from the Deputy City Manager Legal and Administrative Services & City Solicitor and the Deputy City Manager, Planning and Growth Management, dated September 26, 2023.	38	3	Committee of the Whole (Closed Session)
<u>Distributed September 25, 2023</u>			
C11. Memorandum from the Deputy City Manager, Legal and Administrative Services & City Solicitor, dated September 26, 2023.			By-Law 119-2023 to 130-2023
C12. Suzi Recine and Uzzo Calderaro, The Friends to Conserve Kleinburg, dated September 25, 2023.	31	2	Committee of the Whole
C13. Julie DeCicco, Hazelridge Court, Vaughan, dated September 25, 2023.	31	2	Committee of the Whole

Disclaimer Respecting External Communications

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

Please note there may be further Communications.

**COUNCIL MEETING – SEPTEMBER 26, 2023
COMMUNICATIONS**

	<u>Rpt. No.</u>	<u>Item No.</u>	<u>Committee</u>
C14. Jean-François Obregón, Laurel Valley Court., Concord, dated September 25, 2023.	38	3	Committee of the Whole (Closed Session)
C15. Rosemarie Humphries, Humphries Planning Group Inc., Pippin Road, Vaughan, dated September 25, 2023.	37	1	Committee of the Whole
C16. Emma West, Bousfields Inc., Church Street, Toronto, dated September 25, 2023.	31	1	Committee of the Whole
C17. David R. Donnelly, Donnelly Law, Carlaw Ave, Toronto, dated September 25, 2023.	31	2	Committee of the Whole
C18. David R. Donnelly, Donnelly Law, Carlaw Ave, Toronto, dated September 25, 2023.	31	2	Committee of the Whole
C19. David R. Donnelly, Donnelly Law, Carlaw Ave, Toronto, dated September 25, 2023.	31	2	Committee of the Whole
C20. Irene Ford, dated September 25, 2023.	31	2	Committee of the Whole

Disclaimer Respecting External Communications

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

Please note there may be further Communications.

C1
COMMUNICATION
COUNCIL – September 26, 2023
CW (1) - Report No. 31, Item 2

From: [Adelina Bellisario](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Reference: Committee of the Whole Tuesday, September 12, 2023 - Planning and Growth Management – Item 2 BL55W -2019
Date: September-12-23 11:25:08 AM

From: Alex Vitaro <[REDACTED]>

Sent: Tuesday, September 12, 2023 9:28 AM

To: Clerks@vaughan.ca

Subject: [External] Reference: Committee of the Whole Tuesday, September 12, 2023 - Planning and Growth Management – Item 2 BL55W -2019

To Whom it may concern,

I am writing to support the approval of the Block Plan for Block 55W. As a landowner in the Block, Copper Kirby Developments has worked with us to provide suitable access to our property. We are pleased with the level of cooperation and discussion they have had with us.

We look forward to working with them and City staff as this community is built out.

Alex & Lisa Vitaro

C2
COMMUNICATION
COUNCIL – September 26, 2023
CW (PM) - Report No. 33, Items 4 & 5

From: [Adelina Bellisario](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] New MZO - Community Infrastructure & Housing Accelerator
Date: September-13-23 11:20:30 AM

From: IRENE FORD <[REDACTED]>
Sent: Monday, September 11, 2023 2:30 PM
To: Clerks@vaughan.ca; Council@vaughan.ca
Cc: Minister (MMAH) <minister.mah@ontario.ca>; Michael Tiboloco <michael.tiboloco@pc.ola.org>; Brian Capitao <bcapitao@vrmg.com>; Kim Zarzour <kzarzour@vrmg.com>; Noor Javed <njaved@thestar.ca>; Isaac Callan <isaac.callan@globalnews.ca>; Weston7@vaughan.ca; Toronto and Region Conservation Authority (TRCA) <info@trca.ca>; Paul Freeman <paul.freeman@york.ca>; Wayne Emmerson <wayne.emmerson@york.ca>; Francesco Sorbara <francesco.sorbara@parl.gc.ca>; Joseph Quigley <joseph@newmarkettoday.ca>; Emma McIntosh <[REDACTED]>
Subject: [External] New MZO - Community Infrastructure & Housing Accelerator

Hello,

There are two applications coming forward to tomorrow's public meeting at 7pm that are seeking to circumvent the planning process using the new Minister Zoning Order permissions under [Section 34.1 of the Planning Act](#) approved Spring, 2022. The new term that the province is trying to use to downplay that these are special land use permission approved by the Minister of Municipal Affairs and Housing, at the request of the municipality, is [Community Infrastructure & Housing Accelerator](#). Deadline for comments has passed I would encourage those bcc'd on this email to still send your comments & concerns to Council (council@vaughan.ca) and staff (clerks@vaughan.ca).

The only reason that a developer needs this special land use permission is because they can't comply with the provincial policy statement, planning act or existing in effect Official Plans (Vaughan, 2010 & York Region, 2022).

It's ridiculous. ***While no decisions are made at public meetings I would ask that Vaughan Council seriously consider if these applications are a wise use of staff, the publics and Councils time.*** They seem entirely premature and even implausible.

- Vaughan is waiting for servicing allocation to be updated and allocated from York Region at the end of this year. Even with this allocation there is no net new servicing capacity being planned or reviewed for Vaughan beyond what is in York Region's 2051 Wastewater Master Plan. These applications will not be viable in this planning cycle and if approvals are given here then they are taken away from other areas planned for growth.
- The Municipal Comprehensive Review process just occurred in which all lands were reviewed to determine and approve employment land conversions. These applications are taking a second kick at the can, it is wasteful and inefficient. We have more than enough land zoned for residential development to meet housing targets as established by the province. So much land zoned for employment that Vaughan & York Region Council approved numerous [employment land conversions](#) in 2020 (against staff recommendations). The Langstaff application was actually refused at that time yet somehow it was removed by the province as a [Provincially Significant Employment Zone \(PSEZ\)](#) even though all other land surrounding this area kept this designation. I have heard that Rice Group owns the former Longo's plaza east of Weston Rd so this would be an amazing coincidence given the special permissions we've seen with the Greenbelt removals for just two developers.
- Land use permissions are not the limiting factor to building housing; development in York Region is limited by servicing capacity. Financial viability of a development & when building permits are pulled is beyond the control of the municipality. Granting land use permission will not change this. [180 Units](#) have been delayed in Vaughan by developers who await better market conditions. Ergo developers will always wait to ensure their profit margins are achieved and will "bank" land use permissions.
- Staff are now forced to review applications that they otherwise would not due to this new Planning Act approval. ***This is a waste of taxpayer money.*** Scarce staff planning resources are diverted from working on development projects that are consistent with in effect Planning legislation, Official Plans, PPS, Master Servicing Plans etc.
- Given the City is currently seeking public input on two ongoing secondary plans in the area (Weston 7 and amending VMC) it's inappropriate and unfair to the public to concurrently be reviewing these development applications. It is confusing for the public and makes us feel as though our input and feedback is meaningless, pointless.

The above does not even begin to address the inappropriateness of these developments from a site/area specific perspectives.

- The application on Jane St is within a Provincially Significant Employment Area (PSEZ) and near the CN McMillian Trainyard -sensitive land use conflicts.
- The application on Langstaff is adjacent a Highway 400. There is a growing body of evidence about the health implications of living in such close proximity of highways. This land is more suitable for employment and should be preserved as such.
- There is a significant and serious deficit of park and green space in both the Weston 7 and VMC Secondary Planning Areas, particularly sports fields. Most shocking to me was in one of the most recent VMC update files I noted attempts to address this deficit by putting sports fields adjacent to the Highway 407 Subway Station and within what I believe to be TRCA owned land on the NE corner of Jane & Steeles. For reasons I do not understand this undeveloped TRCA owned land was not part of the 2023 Black Creek urban river and valley Greenbelt expansion, the province approved this south of Steeles. For a pedestrian orientated community walking across a 400 series highway to get to the soccer field seems moronic. These applications only compound this parkland shortage combined with the impacts of Bill 23.
- There is a significant and serious deficit for stormwater management in the VMC. The Black Creek sub-watershed is highly degraded. These applications only compound these facts and do nothing to restore the natural heritage of the Black Creek.
- The Ministry of MAH gave special approval upon decision of York Region's Official Plan to permit residential development on the SE corner of Jane and Rutherford (formerly employment). The public was not consulted upon and only found out about it upon approval of York Region's Official Plan (Nov, 2022). This development, should it proceed will compound unplanned and unscheduled growth that York Region staff have worked diligently to accommodate to ensure [financial sustainability](#) for delivery of growth infrastructure as set out in recently approved master servicing master plans. Combined these two development applications contemplate 2,757 units, plus a hotel and commercial uses. Any endorsement without serious consideration of servicing and financial implications would be foolish and property taxpayers will pay the price.

[661 & 681 Chrislea Rd.](#)

- Langstaff & Hwy 400 SE Corner - gas station
- 4 x residential towers: 2 at 32-storeys & 2 at 35-storeys
1,488 residential units across

with ground floor commercial uses
privately owned public space
gross floor area of about 134,500 m2 is proposed
Towers are proposed to be split amongst two 4-storey podiums



Conceptual Perspective Rendering - Southeast

LOCATION:
661 and 681 Chrislea Rd.
Part of Lot 10, Concession 5

APPLICANT:
Battcorp Holdings (Vaughan) Ltd. and Battcorp II Holdings (Vaughan) Ltd.



Attachment

FILE:
CIHA.23.002
RELATED FILES:
OP.23.011 and Z.23.020
DATE:
September 12, 2023

8

[8083 Jane St](#)

- Jane & Macintosh (outside existing VMV Secondary Plan Area but w/in the area that the City is currently trying to extend for the VMC).
- 3 x mixed-use buildings at 12, 50 and 60-storeys in height,
1 x 8-storey standalone hotel
1,269 dwelling units of which 150 will be 'Attainable Housing'
37,583 m2 of non-residential GFA
1,492 parking spaces, and a combined Floor Space Index (FSI) of 7.36 times the area of the lot



Not to Scale

Perspective Rendering

LOCATION:
8083 Jane Street
Part of Lot 8, Concession 4

APPLICANT:
8063 Jane Street Ltd.



Attachment

FILE:
CIHA.23.001
RELATED FILES:
OP.23.010 and Z.23.019
DATE:
September 12, 2023

8

Document Path: N:\GIS\Attachments\CIHA\2023_2024\CIHA.23.001\CIHA.23.001_C_8_Rendering.mxd

Created on: 8/8/2023

Regards,
Irene Ford

C3
COMMUNICATION
COUNCIL – September 26, 2023
CW (PM) - Report No. 33, Items 2

From: [Adelina Bellisario](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] Notice of public meeting OP.23.003
Date: September-13-23 11:42:19 AM

From: Rehman Mohar <[REDACTED]>
Sent: Monday, September 11, 2023 10:35 PM
To: Clerks@vaughan.ca; Judy Jeffers <Judy.Jeffers@vaughan.ca>; Rosanna DeFrancesca <Rosanna.DeFrancesca@vaughan.ca>
Subject: [External] Notice of public meeting OP.23.003

Hello,

I have received your notice for public hearing regarding application OP.23.003 last week.

I am against this project due to multiple reasons but most concerning is that on one side city is conducting traffic study on Lawford Road traffic issues and at the same time entertaining the application of high rise.

Major Mac is one of the busiest road in the area and bring almost 460 more units means 800 plus cars.

Did the applicant submit the traffic study and the negative impact to the environment?

City has already designated the high rise area on HWY 7 and another one at Keel and Kirby then why create the concentrate city everywhere?

Thanks,
Rehman Mohar
[REDACTED]

C4
COMMUNICATION
COUNCIL – September 26, 2023
CW (PM) - Report No. 36, Items 3

From: [Aurora Ferencik](#)
To: [Adriana Bellasio](#)
Subject: FW: [External] Fwd: Nashville-Kleinburg Secondary Plan Block Plan OPA & Highway 413 - Section 8-5
Date: September-14-23 10:36:55 AM

From: Irene Zeppleri <[REDACTED]>
Sent: Wednesday, September 13, 2023 10:29 AM
To: Clerks@vaughan.ca
Subject: [External] Fwd: Nashville-Kleinburg Secondary Plan Block Plan OPA & Highway 413 - Section 8-5

This can be added as a communication for tonight's meeting.

I understand I am past the deadline.

I want an answer from the province on why this application is proceeding in any manner whatsoever given the significant and highly controversial changes that have occurred under the Highway 413 EA.
I apologize for another long-winded email but there is much complexity.

I hope Council CLEARLY UNDERSTANDS that the policies within the YR's Official plan that gives authority to lower tier Councils to approve active recreation on certain rural designated areas of the Greenbelt was not supported by Vaughan Markham York Region TRCA the Greenbelt foundation York Region Federation of Agriculture & created strong public outcry. These policies were the result of a member's motions put forward by Jackson upon approval of the Secondary Plan in 2019 & again in 2022. In so doing she facilitated the private ROPA7 request becoming the official plan policy. She demonstrated a callous disregard for the potential consequences of this decision and provided no reasonable explanation for her dedication to developing on the Greenbelt. While staff recognized changes may have been necessary to the Greenbelt agricultural designation they also recognized rural was too permissive and would not adequately protect the natural heritage system/regional Greenlands system. What is permitted on these lands remains at Council's discretion you are under no obligation to permit parks on the rural areas of the Greenbelt for this development or in Blocks 41 and 27 for which these policies in York Region's Official Plan apply.

Landowners Vaughan York Region Councils as well as the province have all clearly demonstrated policies do not have to be followed or upheld. They are nice to have but not legislation. Tonight the landowner & their paid staff will compel you to believe you HAVE TO approve parks stormwater management etc on the Greenbelt THIS IS UNTRUE. It is merely what they have been able to manipulate at multiple levels of government as permissible. Predominately through use of Regional Councillor Jackson's willingness to bring forward Member's Motions that only have professional expert support from the landowners paid staff if even that.

Let them go to the tribunal fight more spend more. You all know it will never be enough.

Regards
Irene Ford

Begin forwarded message

From: IRENE FORD <[REDACTED]>
Date: September 13, 2023 at 9:35:23 AM EDT
To: project_team@highway413.ca "Environmental Permissions (MECP)" <enviropemissions@ontario.ca>
Cc: 413@giscserve.com isaac.ontarioregion-region@ontario.asic@canada.ca Noor Javed <njaved@thestar.ca> Emma McIntosh <emma.mcintosh@thearwhal.ca> Kim Zazour <kzazour@ymg.com> Brian Capita <bcapita@ymg.com> "Cc" <council@vaughan.ca> Paul Webster <[REDACTED]> Kara-Inc <kara@kara-inc.ca> "Minister (MMAH)" <minister.mah@ontario.ca> "Ministre / Minister (ECCC)" <ministre-minister@ec.gc.ca> MECP Minister <minister.mecp@ontario.ca> Francesco Sorbara <francesco.sorbara@parl.gc.ca> Stephen Leccoco <stephen.leccoco@pc.ola.org> Michael Tiboloco <michael.tiboloco@pc.ola.org> anna.roberts@parl.gc.ca Board CCKT <board@cckt.ca> Oico On Info <info@oico.on.ca> Ombudsman On Info <info@ombudsman.on.ca> Comments <comments@auditor.on.ca> Smartprosperity Info <info@smartprosperity.ca> Ipc On Info <info@ipc.on.ca> Wayne Emmerson <wayne.emmerson@york.ca> Robert Benzie <benzie@thestar.ca> Joel Wittnebel <joel.wittnebel@thepointer.com> Mike Crawley <mike.crawley@cbc.ca> Todd Coles <todd.coles@vaughan.ca> Christopher Raynor <christopher.raynor@york.ca> Jeff Gray <jgray@globeandmail.com> Integrity Commissioner <integrity.commissioner@vaughan.ca> Ombudsman Ontario <thewatchdog@ombudsman.on.ca> Mike Schreiner <mischreiner@ola.org> Marit Stiles-QP <mstiles-qp@ndp.on.ca> John Fraser-CO <jfraser.mpo.co@liberal.ola.org> Isaac Callan <isaac.callan@globalnews.ca> council@peelregion.ca Caroline Mulroneycy <caroline.mulroneycy@pc.ola.org> Joseph Guigley <joseph.newmarkettoday.ca> OPPi Registrar <registrar@ontarioplanners.ca>
Subject: Nashville-Kleinburg Secondary Plan Block Plan, OPA & Highway 413 - Section 8-5

MTO Highway 413 Project Team & MECP Permissions,

Can someone please explain to me why the City of Vaughan is seeking public consultation on the Block Plan for a significant development half of which is within the Focused Area of Analysis, of Highway 413 EA?

The landowners appear to be seeking public feedback on the [Block Plan](#) as well as an [Official Plan Amendment](#) at a public meeting Sept, 13, 2023.

Has the MTO been consulted and/or provided written direction that these development applications can proceed?

If the City of Vaughan approves this, will municipal land use approvals take precedence over the ongoing provincial Environmental Assessment, thereby reducing any future opportunity to realign and mitigate environmental impacts?

How does MTO balance in the evaluation, land that is taken out of study area as agricultural due to land use permissions that have progressed since the TOR was approved in 2007? Is the land no longer considered agricultural, is it of higher value because it's developable even if Class 1-3 farmland? The approval of York and Peel's Official Plans would have resulted in significant urban expansions changing the future use of lands? What does this do to the estimated expropriate value of these lands?

I am troubled by the landowners consultant who seems to suggest in deputations and communications to both Caledon (Mayfield West) and Vaughan Council, that in order for the MTO to recognize their proposed development intentions in the ongoing EA process they require land use approvals from municipalities. In this [letter](#) from Nov, 2019 the consultant refers to capital infrastructure investments. It is unclear to me if these investments have been made by the landowner in anticipation of future development or the City of Vaughan. It is remarkable to me the Consultant believes that servicing is available, especially since the NW Vaughan EA was only just approved at the time. Block 41 presented a similar narrative in their [MZO request](#). No one has been able to explain to me how the landowners claim in the MZO that they invested millions in infrastructure for lands that had not been approved for development, if even brought into the urban boundary. Remarkably, mid-Oct, 2020 somehow Vaughan found a massive amount of 'surplus' 'interim' servicing capacity ahead of regional infrastructure so that these developments plus others could be advanced.

The City of Vaughan's own policy in the North Kleinburg Nashville Secondary Plan (NKNSP) indicates that any development will not preclude or predetermine the outcome of the EA and will not approve any application, that any application submitted would be considered premature unless written permission is provided by the MTO etc. refer to [Section 4.14](#). The Consultant & Vaughan staff have do not realize this policy exists or have chosen to ignore this policy. Unless of course provincial policy changes conflict with this policy. Sadly this is an all too familiar story under the Ontario PC Government publicly consulted and approved policies/planning documents are bent, manipulated and not followed by our public institutions/administrations & private landowners/developers.

I cannot express enough as a concerned resident how frustrating and nonsensical the development process, or lack thereof, has become. There is no procedural fairness, respect for rule of law, the rules of the game continually change & all levels of government operate in silos. It is endless circle of finger pointing & a game of 'not it'.

Last week the Highway 413 project team announced [public consultation](#), at the same time the city of Vaughan is proceeding to seek public consultation on an adjacent development that as far as I can tell is premature, is not consistent with the approved secondary plan.

Some additional comments and concerns that may overlap or be of interest to those currently investigating Greenbelt removals. Many of the same actors have connections to this land.

- The lands were [sold in 2018](#) just after the PC Government was elected, who resumed the Highway 413 EA in their campaign. It was [listed](#) for sale again, sometime after Preferred Route Announcement. There is a confidentiality clause and I have not found any additional details. It is an interesting coincidence to me that the real estate agent overlaps with and provides services to Infrastructure Ontario for leasing and surplus land sales. The listing states: *The landowners group commenced preparation of the Environmental inventory and mapping, and the Hydrogeological monitoring background studies back in 2011, however, these studies were put on hold for the GTA West Corridor study. Now that the Preferred Route (August, 2020) has been released the Block Plan process can resume.*
- The public was never presented or knew about the new or modified sections developed and considered by the MTO until they were released as the preferred route in August, 2020. TRCA, municipalities were consulted but for the general public it was presented as a done deal because they released so much if the FAA, allowed development applications to proceed that by default it is a done deal, even though there is no approval by MECP
- MTO's own project consultants in a presentation indicated that if the MTO proceeded with either of the new Section 8s this would undermine the entire EA
- TRCA provided extensive documented, evidence based concerns and clearly stated that if the MTO proceeded with these changes that they would not be able to uphold their legislative interests/responsibilities to protect the Humber Watershed (refer to [staff reports](#));
- It is possible that Peter Van Loan lobbied the province to relocate the route in order to preserve his clients developable lands. He has connections to the Minister of

Transportation at the time; Caroline Mulroney as well as the owners of TACC and Argo. I have not been able to find documentation of this but it is my understanding that TACC has a financial interest in these lands through [ARGO](#).

- Ryan Amato was Minister Mulroney's Director of Stakeholder relations in 2020. When I read both the Auditor General and Integrity Commissioners reports it made me wonder about the process by which it was decided and authorized to create and evaluate new routes in Section 8. The interaction w/ Mr Van Loan and Ryan Amato was most intriguing to me, that Mr. Van Loan had access to Mr. Amato and called him to inquire about Greenbelt removals ([paragraph 138](#)). Clearly they have a relationship professional or otherwise.
- In meetings earlier this year MTO & consulting staff were not able to immediately provide information that demonstrated the same level of studies and evaluation was completed for the new and/or modified routes. A [comparative analysis](#) was shared at the 2019 Public Consultation Session. MTO was asked if the [comparative analysis](#) was done for the new S8 Routes; it took almost 8 months to share something publicly that should have already been completed and on file. It appears that instead of the 2019 preferred route of impacting 46Ha of the KNNSP the new preferred route in S8-5 will impact 13.5 Ha. It was suggested that feedback was to move the route, to preserve the developable land. I'm quite certain that feedback didn't mean increase impacts upon the Heritage Humber River to preserve developable land.
- I pointedly and repeatedly asked who authorized the release of Section 8-5 as the preferred route during a Spring, 2023 community meeting with MTO and their consulting staff. I was given no answer and **made it understood that staff avoided & would not answer this question.**
- Upon approval of York Region's Official Plan Nov 4, 2022 there was a change to land use designation (agriculture to rural) on the Greenbelt adjacent to these lands. It is unclear why the Ministry of MAH made this change, if there was a request or if it just magically happened. [Refer to Appendix 1](#). It appears special policies that permit active recreation have also been extended to these lands. Even though this was never presented during the York Region Official Plan consultations or when ROPA7 was brought forward to lower & upper tier Councils. To add insult to injury the landowner is seeking to stuff all of the parks w/ unproven, underground storage water tanks under the Greenbelt portions that were redesignated from agriculture to rural. <https://pub-vaughan.escibemeetings.com/filestream.ashx?DocumentId=148127>

BLOCK 62 WEST

Proposed Block Plan Land Use Concept

7

- 70 ha Gross Developable Area.
- Higher density along Huntington Road.
- 1,450 Total Units.
- Approx. 4,740 persons and 350 jobs.
- 73 persons and jobs/ha.
- 2 school sites – Public in the south, Catholic north.
- 3 neighbourhood parks.
- Parks and infrastructure utilize accepted land use of Greenbelt lands, outside of feature limits and protective buffers.

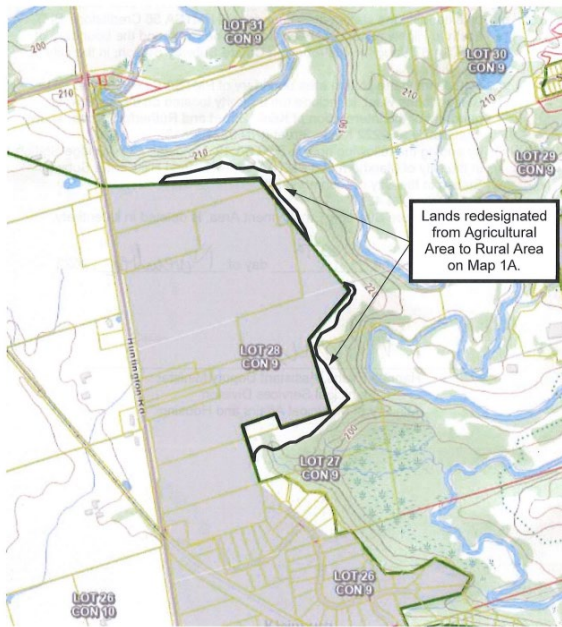
Legend

- Block Plan Study Area Boundary
- Ownership Boundary
- TRCA Staked Feature Limit October 13, 2015 (R-PE Surveying LTD.)
- Dripline based on 2014 Air photography - Beacon Environmental
- Greenbelt Boundary
- Development Limit / Ultimate Constraints



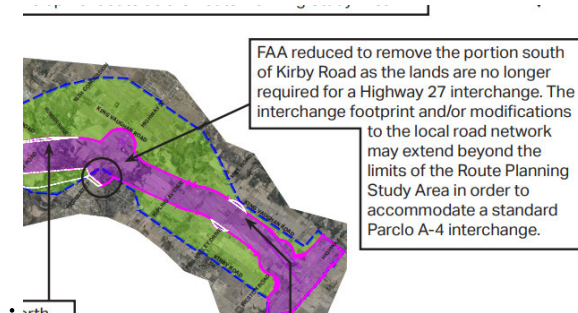
Malone
Given
Parsons.

Appendix 1 – Modification



Separate Issue but Perhaps of Interest

- Block 55 brought forward a Block Plan for Council approval at the Committee of the Whole Meeting Sept 12, 2023.
- In paragraph 85 of the Integrity Commissioners report the landowner indicates they spoke with Mr. Amato about MTO related business items. I couldn't help but wonder if they ever talked about the small portion of these lands that remained within the [FAA](#) and likely prevented the development from proceeding.
- These lands were also subject to a 2017 Greenbelt removal and there was much controversy and ambiguity at Council on if these lands were allowing development on the Greenbelt or not.



Thank you for reading and I look forward to your responses.

Irene Ford

C5
COMMUNICATION
COUNCIL – September 26, 2023
CW (PM) - Report No. 36, Items 3

From: [Adelina Bellisario](#)
To: [Adelina Bellisario](#)
Subject: FW: [External] FILE BL.62W.2021 BLOCK 62 WEST LANDOWNERS GROUP INC. BLOCK PLAN EAST OF HUNTINGTON ROAD, SOUTH OF KIRBY ROAD AND NORTH OF NASHVILLE ROAD
Date: September-18-23 4:00:28 PM

From: Nancy Tuckett <Nancy.Tuckett@vaughan.ca>
Sent: Monday, September 18, 2023 1:52 PM
To: Christina Bruce <Christina.Bruce@vaughan.ca>; Mark Antoine <Mark.Antoine@vaughan.ca>; Letizia D'Addario <Letizia.D'Addario@vaughan.ca>
Cc: Todd Coles <Todd.Coles@vaughan.ca>
Subject: FW: [External] FILE BL.62W.2021 BLOCK 62 WEST LANDOWNERS GROUP INC. BLOCK PLAN EAST OF HUNTINGTON ROAD, SOUTH OF KIRBY ROAD AND NORTH OF NASHVILLE ROAD

Good afternoon,

Forwarding this to you as per Councillor lafrate's request.

Nancy

From: Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Sent: September-18-23 1:27 PM
To: Nancy Tuckett <Nancy.Tuckett@vaughan.ca>
Cc: Mariani Domenic <dmariani@mapleterrazzo.com>; Gina Ciampa <Gina.Ciampa@vaughan.ca>; Marisa Provenzano <Marisa.Provenzano@vaughan.ca>
Subject: Fwd: [External] FILE BL.62W.2021 BLOCK 62 WEST LANDOWNERS GROUP INC. BLOCK PLAN EAST OF HUNTINGTON ROAD, SOUTH OF KIRBY ROAD AND NORTH OF NASHVILLE ROAD

Nancy kindly forward this email to the appropriate staff person as it relates to concerns about the future development in block 62 and need for local improvement tied to this development.

Thank you

Sent from my iPhone

Begin forwarded message:

From: Domenic Mariani <dmariani@mapleterrazzo.com>
Date: September 18, 2023 at 12:13:56 PM EDT
To: Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Cc: Anna Mariani <amariani@mapleterrazzo.com>
Subject: [External] FILE BL.62W.2021 BLOCK 62 WEST LANDOWNERS GROUP INC. BLOCK PLAN EAST OF HUNTINGTON ROAD, SOUTH OF KIRBY ROAD AND NORTH OF NASHVILLE ROAD

Good morning Councillor lafrate, my wife Anna and I attended the Public Meeting last

week on Wednesday September 13th, 2023 regarding the above noted lands that are currently being applied for development. After the meeting I spoke to you about the prospect of the developers agreeing to fund the cost of installing railway crossing arms at Huntington Road, north of Nashville. You asked that I send you an email requesting this so that it can be officially added to the minutes of the meeting that took place that night. Consequently, please accept this email as our formal request to have this item duly noted as such.

Please let me know if you require anything further from me on this matter. I would greatly appreciate if you could confirm receipt of this email and that it has been included in the minutes of the meeting.

Regards

Domenic Mariani
Vice President & CFO
Maple Group of Companies



16 Nixon Road
Bolton, Ontario
L7E 1K3

Phone: (905)857-6006 Ext. 236

Fax: (905)857-6016

email: dmariani@mapleterrazzo.com

web: www.mapleterrazzo.com



Confidentiality Warning: This message and any attachments are intended only for the use of the intended recipient(s), are confidential, and may be privileged. If you are not the intended recipient, you are hereby notified that any review, retransmission, conversion to hard copy, copying, circulation or other use of this message and any attachments is strictly prohibited. If you are not the intended recipient, please notify the sender immediately by return e-mail, and delete this message and any attachments from your system. Thank you.

C6
COMMUNICATION
COUNCIL – September 26, 2023
By-Law # 146-2023



Public Works and
Government Services
Canada

Ontario Region
4900 Yonge St.
Toronto, Ontario
M2N 6A6

Travaux publics et
Services gouvernementaux
Canada

Région de l'Ontario
4900, rue Yonge
Toronto (Ontario)
M2N 6A6

Your file:

September 14, 2023

In reply quote: **5555-2V (13288)**

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

For further information please contact:
Goran Lale – Senior Geomatics Surveyor
Tel: 416-579-8651
Email: goran.lale@tpsgc-pwgsc.gc.ca

Attention: Todd Coles

Dear Todd Coles,

Road Closing – With regards to your request received on September 11, 2023:

Public Services and Procurement Canada (formerly Public Works and Government Services Canada) has no objection to the closing of Part of Linchen Court located north of Comdel Boulevard and east of Weston Road, in Vaughan Township, City of Vaughan, Regional Municipality of York, as shown on the location map provided.

Please note the above opinion is solely based on a review of file records of Public Services and Procurement Canada. Additional government departments/agencies either Federal, Provincial and/or Municipal may have differing opinions and/or results. The requestor is hereby advised to seek the opinions of those other government entities prior to closing the Road.

We trust this action will satisfactorily conclude this matter. Should you require further assistance, please do not hesitate to contact us.

Yours truly,

Jenny See

Geomatics Services

ROfermeturesderoutes.ORDRoadClosures@tpsgc-pwgsc.gc.ca

Canada 

DATE: September 21, 2023

TO: Mayor and Members of Council

FROM: Michael Coroneos, Deputy City Manager, Corporate Services,
City Treasurer and Chief Financial Officer

RE: COMMUNICATION – Council Meeting September 26, 2023

By-Law Number: 131-2023
2023 ISSUANCE OF DEBENTURES
(Committee of the Whole (2) - June 6, 2023 - Item 3, Report No. 28)

1. Purpose

The purpose of this communication is to inform Council of the enactment of a By-law to authorize actions necessary to execute the issuance of debentures for financing capital projects. The attached By-law is subsequent to the 2023 Issuance of Debentures report prepared by Corporate Services to the Committee of the Whole ([Extract from Meeting on June 6, 2022 Item 3, Report No. 1](#)) and adopted by Council on June 20, 2023.

2. Analysis

The By-law authorizes the submission of an application to the Ontario Infrastructure and Lands Corporation ("OILC") for financing ongoing capital projects; authorizes temporary borrowing from OILC to meet expenditures made in connection with such works; and authorizes long-term borrowing for such works through the issue of debentures by the Regional Municipality of York to OILC.

Within the By-law, Council enacts as follows:

1. Confirmation, approval and submission of the completed Application by the Treasurer to OILC, in cooperation with the Regional Municipality of York, for the financing of the capital projects by way of temporary borrowing from OILC, pending the issue of Debentures, in the maximum aggregate principal amount of \$45,489,000.
2. Authorization for the City Clerk and/or the Treasurer to negotiate and enter into, execute and deliver for and on behalf of the City of Vaughan, a Financing Agreement with OILC that provides for temporary borrowing from OILC in respect of the Projects on such terms and conditions as such authorized officials may approve.
3. Authorization for the City Clerk and/or the Treasurer, pending the substantial completion of projects or as otherwise agreed with OILC, to make temporary borrowings pursuant to section 405 of the Act in respect of capital projects, on the terms and conditions provided in the Financing Agreement and on such other terms and conditions as such authorized officials may agree.

4. Authorization for the City of Vaughan to agree in writing with OILC that the Minister of Finance is entitled to deduct from money appropriated by the Legislative Assembly of Ontario for payment to the City amounts not exceeding the amounts that the City fails to pay to OILC on account of the outstanding indebtedness evidenced by the Note issued by the City to OILC, and on account of the outstanding indebtedness evidenced by Debentures issued by the Regional Municipality of York to OILC for any projects, and to pay such amounts to OILC from the Consolidated Revenue Fund.
5. The City of Vaughan shall provide for raising in each year as part of the general levy the amounts of principal and interest payable in each year under the Note or any such Debentures, to the extent that the amounts have not been provided for by any other available source including other taxes or fees or charges imposed on persons or property by a by-law of any municipality.
6. Authorization for the City Clerk and/or the Treasurer to take all actions required and execute all other documents and papers in the name of the City of Vaughan to perform the obligations under the Financing Agreement and the Note, and as permitted by the Act.

3. Conclusion

The costs associated with the debenture issuance, both principal and interest will be incorporated into the 2024-2026 Financial Plan. The actual annual repayment amount, which is dependent on the interest rate available at the time of the debenture issuance will be included in the 2024 Budget submission for Council consideration and approval (expected in December 2023).

For more information, contact:

Michael Marchetti, Director of Financial Planning & Development Finance, ext. 8271
Kenneth Quan, Senior Manager of Corporate Financial Planning and Analysis, ext. 8029

Approved by



Michael Coroneos, Deputy City
Manager Corporate Services, City
Treasurer and Chief Financial Officer

C8
COMMUNICATION
COUNCIL – September 26, 2023
CW (PM) - Report No. 36, Items 2

From: Clerks@vaughan.ca
To: Adelina.Bolliger@tc.gc.ca
Subject: FW: [External] ILLEGAL TRUCKYARD & VAUGHAN IS POWERLESS AGAIN -
Date: September-20-23 11:44:41 PM

From: IRENE FORD <irene.ford@vaughan.ca>
Sent: Wednesday, September 20, 2023 9:36 PM

To: Clerks@vaughan.ca; weboshs@ontario.ca; Environmental Permissions (MECP) <enviropemissions@ontario.ca>; Toronto and Region Conservation Authority (TRCA) <info@trca.ca>; Minister of Transport / Ministre des Transports (TC) <tc.ministeroftransport-ministredetransports.tc@tc.gc.ca>; Minister (MMAH) <minister.mah@ontario.ca>; minister.mto@ontario.ca
Cc: Ombudsman On Info <info@ombudsman.on.ca>; customer_service@cpr.ca; Highway 413 Project Team <project_team@highway413.ca>; Ontario Region / Region d'Ontario (IAAC/AEIC) <iaac.ontarioregion-regiond'ontario.aeic@canada.ca>; Peter Miasek <[REDACTED]>
Subject: [External] ILLEGAL TRUCKYARD & VAUGHAN IS POWERLESS AGAIN -

This is insane, I have no other words if you permit this then we might as well not even give approvals and just throw in the towel. They exist off of Cold Creek Rd - do you understand how dangerous it is where Highway 50, Cold Creek and Nashville currently meet? How could anything that involves the volume of truck traffic be legally approved, let alone tolerate the amount of illegal truck traffic that created on a road that was never intended or meant to manage heavy equipment.

WHY DO WE HAVE TO CONSIDER A DEVELOPMENT APPLICATION THAT HAS ESTABLISHED ITSELF ILLEGALLY? WHY IS THERE BUSINESS AND OPERATIONS BEING EVICTED? IF THEY ACTED ILLEGALLY WHY DO THEY STILL HAVE RIGHTS? PERHAPS WE NEED TO GET SERIOUS, PERHAPS THEY NEED TO BE CHARGED UNDER THE CRIMINAL CODE FOR NUISANCES?

Since Vaughan staff can only answer this question by telling residents that it's with the courts I have included the **Ontario Ombudsman**, perhaps they could help get an answer as to why we have no ability to enforce or bring about compliance with our municipal zoning by-laws in effect, why businesses are establishing themselves, operating with no consequence that is significant enough to bring about compliance?

These operations appear to meet the criteria of Nuisances under the Criminal Code. They have had no endorsed review of their operations for traffic safety and operate on roads that are not intended or built for the heavy equipment forced upon them when they establish themselves. Proving it in court is another thing but the act of establishing your business illegally is unlawful (even if it is a zoning by-law, it is still a law) and is a failure to discharge their legal duty to obtain land use permissions first, to ensure compliance with environmental and planning legislation to mitigate & prevent off-site impacts. They are making our roads unsafe and creating a public hazard and they are obstructing public use and enjoyment of some individuals' own properties. What is the cost to municipal property taxpayers, are we subsidizing the wear and tear on our infrastructure, how can these sites possibly be serviced, have toilets, and running water if they never obtained land use permissions?

I have asked and I will ask again if the issues are beyond the scope and powers of the municipality to address then they can't be ignored. Bring the matters to the attention of the appropriate authorities in a transparent way that supports your residents and all other businesses that abide by the rules. Otherwise, it will continue to be a race to the bottom and residents pay the price.

Any Council or staff member who recommends and supports this has clearly not driven in the vicinity of Highway 50 anywhere from Rutherford to Major Mackenzie. A couple of weeks ago I got off the 427 at Rutherford the line of trucks backed up east and west to enter the CP Railyard was astounding. From the off-ramp at Highway 427 and from Highway 50. It's bananas.

If the **CP's McMillan Yard** can't handle the capacity what is their role if their customers set up illegally around them? They talk well about sustainability but their operations & what's exploded surrounding them are anything but sustainable and they are most definitely impacting the surrounding community. **Transport Canada** as the regulator needs to get involved or be formally asked to get involved. **MTO** should be concerned about the safety of commercial vehicles, which the auditor general has documented that inspections on municipal roads are lacking and inconsistent in different areas of the province. I've never seen an MTO inspection vehicle, come to think of it. **YRP** in the area are few and far between. Their very presence makes a difference, even if it is just encouraging compliance. Highway 413 won't solve this. There is an unplanned, uncoordinated explosion of trailer tractors resulting from the Highway 427 expansion exacerbated by premature land use approvals.

If this is approved in any manner whatsoever, supported by staff then you might as well put your hands up and admit that you are powerless, that private commerce has taken over and government regulations, legislation, and policies are meaningless. It also means you are deaf to your residents, their pleas, and frustration with the relentless, unsafe truck traffic that is taking over. Then there's the Climate Emergency declaration, which appears meaningless.

Need I remind you all that the proposed Highway 413 interchange would be directly overtop of this, where it meets at the proposed Highway 427 extension. So anything worth protection that might have been documented would be destroyed, if not already. Or is it actually as simple as those in charge are letting the lands degrade, natural heritage destroyed so the EA will be easier to approve because all that was worth protecting is already gone? Did they destroy the PSW that is on Ontario's Natural Heritage network mapping (see below) or are we just going to pretend it never existed?

Notices were issued to the Owner by By-law Enforcement for the Subject Lands.

On January 7, 2022, the City of Vaughan By-law and Compliance, Licensing and Permit Services Department issued a Notice of Violation to the Owner for storing intermodal shipping containers and parking trucks and trailers on the Subject Lands.

On July 7, 2022, a Notice of Encroachment was issued to the Owner for the modification and extension of a culvert along the Cold Creek frontage without a permit. The Owner is currently working with the Development Engineering Department to rectify the situation.

To rectify? - did they get charged was there any consequence? Why should anyone abide by our planning legislation if squatters' rights clearly exist and we are powerless to stop and punish blatant illegal activity that burdens and is subsidized by, our municipal tax base? Did they alter any watercourses and if so did you notify TRCA, MECP, MNR, DFO?

Did you contact the MOL, Revenue Canada, YRP, OPP anybody, what is the due diligence of the City? If the owner and operator are this far gone that they set up a whole operation what other issues of compliance might exist? What is stored on the site in the containers, what about employees, safety, proper permits and licensing?

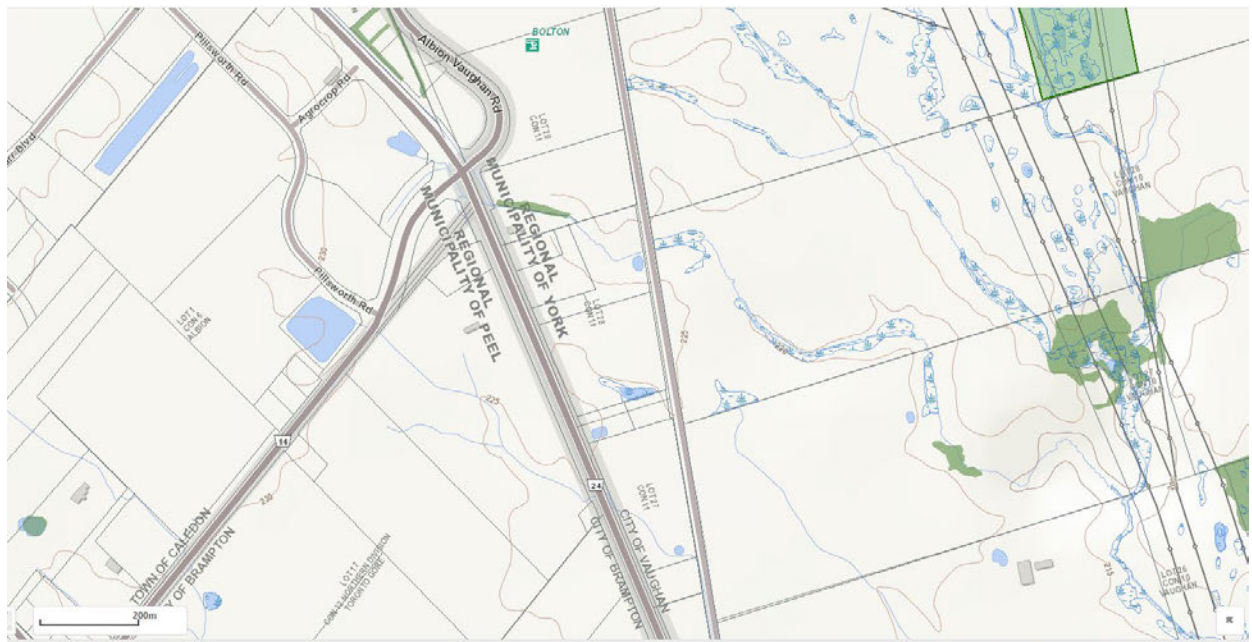
I get that these email rants are not helpful but what else is to be done, it has only gotten worse, in ways I never believed possible as a Canadian citizen. There is a level of lawlessness, and brazenness that I never imagined I would witness in Canada. It is no wonder we are falling on the [democracy index](#) and [corruption index](#). This is about so much more than these small planning matters.

Regards,
Irene Ford

[2631622.ONTARIO CORP. OFFICIAL PLAN AMENDMENT FILE NO. OP 23.005 ZONING BY-LAW AMENDMENT FILE NO. Z 23.008 PART OF LOT 28, CONCESSION 11 VICINITY OF HIGHWAY 50 AND ALBION-VAUGHAN ROAD - Committee of the Whole \(Public Meeting\) - September 13, 2023](#)

Ontario Natural Heritage Network Mapping Screenshot Taken Sept 20, 2023

Note: PSW and Unevaluated wetland w/in subject lands. All the unevaluated wetlands will have Highway 413 plow through and destroy them. I can't imagine the stormwater burden we are creating.



C9
COMMUNICATION
COUNCIL – September 26, 2023
CW (PM) - Report No. 33, Items 1

From: Clerks@vaughan.ca
To: [Adelina Bellisario](#)
Subject: FW: [External] 55, 99, 100, and 111 Line Drive (vicinity of Line Drive and Langstaff Road) - Zoning By-Law Amendment File Z.23.011 re: Block 59 West Land Owners Group Inc.
Date: September-21-23 1:03:44 PM
Attachments: [COMMUNICATIONS.pdf](#)
Importance: High

From: Ryan Virtanen <RVirtanen@KLMPPlanning.com>
Sent: Thursday, September 21, 2023 12:05 PM
To: Casandra Krysko <Casandra.Krysko@vaughan.ca>
Cc: Clerks@vaughan.ca; Mark Antoine <Mark.Antoine@vaughan.ca>
Subject: [External] 55, 99, 100, and 111 Line Drive (vicinity of Line Drive and Langstaff Road) - Zoning By-Law Amendment File Z.23.011 re: Block 59 West Land Owners Group Inc.
Importance: High

Hello Casandra and Mark,

On behalf of my client, Block 59 West Land Owners Group Inc. (the "Block 59W LOG") and further to the attached correspondence for their Trustee; the purpose of this email is to ensure that the approval of the above noted development applications is subject to a condition requiring confirmation from the (Block 59W LOG) Trustee indicating that the developer is in good standing from a cost sharing perspective. The subject lands were non-participants in the Block 59 LOG and as such a condition is requested that the owner of such lands must be required to bear its share of the costs and burdens from which the lands will benefit, to be confirmed by the (Block 59W LOG) Trustee. Please confirm that the City is agreeable to this request.

Please also accept this as a formal request to be notified of any future statutory meetings and applications on these lands.

Should you have any questions, please do not hesitate to contact me.

Best regards,

Ryan Virtanen BES, MCIP, RPP

PARTNER

.

KLM PLANNING PARTNERS INC.

Planning | Design | Development

64 Jardin Drive, Unit 1B Concord, Ontario L4K 3P3

T 905.669.4055 (ext. 238) C 416-576-1500 F 905.669.0097 E rvirtanen@klmplanning.com

 Please consider the environment before printing this email

Please note that I am working remotely due to the COVID-19 pandemic and can be reached by email and my mobile phone at 416-576-1500.



BRATTYS ^{LLP}
BARRISTERS AND SOLICITORS

Communication C11.
Item No. 1
Committee of the Whole
(Public Meeting)
September 12, 2023

PLEASE REFER TO:
Helen Mihailidi (Ext: 277)
Email: hmihailidi@bratty.com
Assistant: Alexandria Cuba (Ext. 266)
Email: acuba@bratty.com

September 11, 2023

DELIVERED VIA EMAIL AND REGULAR MAIL

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

Attention: Nancy Tuckett, Director of Development Planning

Dear Madam:

RE: COSTCO WHOLESALE CORPORATION
AND RE: 55, 99, 100, and 111 Line Drive (vicinity of Line Drive and Langstaff Road) – Zoning
By-Law Amendment File Z.23.011
AND RE: BLOCK 59 WEST LANDOWNERS GROUP INC.

We act on behalf of Block 59 West Landowners Group Inc., being the Trustee acting on behalf of the Block 59 West Landowners Group (the "Block 59W LOG") within the Block 59 West Development Area, which is located within the larger Block 59 Development Area in the City of Vaughan.

We are writing to advise the City that the above-referenced lands are within the Block 59 development area and will benefit directly from overall planning and related work and costs which have been provided, and/or financed by the Block 59W LOG.

Accordingly, the Block 59W LOG requires that, as a condition of the development of any lands within the Block 59 Development Area, including the above-referenced lands, the owner of such lands must be required to bear its share of the costs and burdens from which such lands will benefit, as per the above, to be confirmed by the Block 59W LOG Trustee. It would otherwise be unjust to permit such owner(s) to benefit from such costs and other matters provided or to be provided by the Block 59W LOG without such owner(s) having to bear its proportionate share of the costs and burdens related thereto. The Block 59W LOG therefore requires the City's assistance in requiring all landowners within the Block 59 Development Area to satisfy its obligations with respect to such overall Block 59 costs, in order to ensure that such owner(s) bears its share of the costs and burdens related thereto and to secure the Block 59W Trustee's clearance prior to proceeding with the development of its lands.

We look forward to receiving the City's confirmation in respect of the foregoing.

In addition, we hereby formally request notification of any future application or other action or procedure and/or any proposed zoning by-law amendment and/or any proposed decision of the City with respect to the proposed development or re-development of any lands within the overall Block 59 Development Area.

Should you have any questions or concerns, please feel free to contact the writer.

Yours truly,
BRATTYS LLP



Helen A. Mihailidi
HAM/ac



C11
COMMUNICATION COUNCIL –
September 26, 2023
By-Law # 119-2023 to 130-2023

DATE: September 26, 2023

TO: Mayor and Members of Council

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

RE: **COMMUNICATION – Council, September 26, 2023**
Administrative Corrections: By-Law Nos. 119-2023, 120-2023, 121-2023, 122-2023, 123-2023, 124-2023, 125-2023, 126-2023, 127-2023, 128-2023, 129-2023, and 130-2023

Recommendation

1. That administrative corrections to the City's Comprehensive Zoning By-law 001-2021, as amended by By-law Nos. 073-2023, 074-2023, 084-2023, 087-2023, 089-2023, 095-2023, and to Zoning By-law 1-88, as amended by By-law Nos: 085-2023, 088-2023, 090-2023, 096-2023, 097-2023, 105-2023, be approved.

Background

By-law Nos. 073-2023, 074-2023, 084-2023, 087-2023, 089-2023, 095-2023 were adopted by Council on June 20, 2023, for the purpose of amending the City's Comprehensive Zoning By-law 001-2021.

By-law Nos. 085-2023, 088-2023, 090-2023, 096-2023, 097-2023, 105-2023 were adopted by Council on June 20, 2023, for the purpose of amending Zoning By-law 1-88.

Staff have since identified that the following administrative corrections are required, and amending by-laws have been submitted accordingly:

1. **By-law 119-2023**
Exception 14.1136 of By-law 001-2021, as amended by By-law 073-2023, requires an administrative correction to delete reference to "Figure E-1694" and substitute with "Figure E-1709".
2. **By-law 120-2023**
Exception 14.1137 of By-law 001-2021, as amended by By-law 074-2023, requires an administrative correction to delete reference to "Figure E-1700" and substitute with "Figure E-1710".

3. **By-law 121-2023**
Exception 14.1138 of By-law 001-2021, as amended by By-law 084-2023, requires an administrative correction to delete reference to "Schedule E-1695" and "Figure E-1695", and substitute with "Figure E-1712".
4. **By-law 122-2023**
Exception 9(1562) of By-law 1-88, as amended by By-law 085-2023, requires an administrative correction to delete reference to "Schedule E-1694" and substitute with "Schedule E-1712".
5. **By-law 123-2023**
Exception 14.1140 of By-law 001-2021, as amended by By-law 087-2023, requires an administrative correction to delete reference to "Figure E-1697" and "Schedule E-1697", and substitute with "Figure E-1713".
6. **By-law 124-2023**
Exception 9(1564) of Bylaw 1-88, as amended by By-law 088-2023, requires an administrative correction to delete "Schedule E-1696" and substitute with "Schedule E-1713".
7. **By-law 125-2023**
Exception 14.1141 of By-law 001-2021, as amended by By-law 089-2023, requires an administrative correction to delete reference to "Figure E-1698" and substitute with "Figure E-1714".
8. **By-law 126-2023**
Exception 9(1565) of Bylaw 1-88, as amended by By-law 090-2023, requires an administrative correction to delete reference to "Schedule E-1697" and substitute with "Schedule E-1714".
9. **By-law 127-2023**
Exception 14.1142 of By-law 001-2021, as amended by By-law 095-2023, requires an administrative correction to delete reference to "Figure E-1699" and "Schedule E-1699", and substitute with "Figure E-1715".
10. **By-law 128-2023**
Exception 9(1566) of Bylaw 1-88, as amended by By-law 096-2023, requires an administrative correction to delete reference to "Schedule E-1698" and substitute with "Schedule E-1715".
11. **By-law 129-2023**
Exception 9(1567) of Bylaw 1-88, as amended by By-law 097-2023, requires an administrative correction to delete reference to "Schedule E-1699" and substitute with "Schedule E-1716".
12. **By-law 130-2023**
Exception 9(1568) of Bylaw 1-88, as amended by By-law 105-2023, requires an administrative correction to delete reference to "Schedule E-1700" and substitute with "Schedule E-1717".

These amendments are deemed changes to a “reference error” under Section 10.1.4.7 of the Vaughan Official Plan 2010.

For more information, contact Todd Coles, City Clerk, ext. 8281.

Respectfully submitted by

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

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



**C12
COMMUNICATION
COUNCIL – September 26, 2023
CW (1) - Report No. 31, Item 2**

The Friends to Conserve Kleinburg

September 25, 2023

TO: Clerk@vaughan.ca, members of council

RE : Redevelopment of Block 55W - known as Copper Creek Golf Course- Petition Submission

Dear: Mayor DelDuca, Regional Councillors Jackson & Ferri, Local Councillors Martow & DeFrancesca;

I trust this message finds you well. I am reaching out to you about the upcoming vote as a concerned member of our community who holds a deep appreciation for our environment and the welfare of our fellow residents. I am aware of the pivotal role you play in shaping the future of our municipality and would like to kindly request your support for the residents immediately abutting the Block 55 development.

We are asking for a commitment to public service and your dedication to representing our interests. Furthermore, it's crucial to remember that your role represents the collective voice of our residents, not just the interests of developers. Our residents have expressed their concerns and aspirations to protect this ecological corridor, and it's vital that we acknowledge and respect their voices in the decision-making process.

We elected you to ensure the protection of our interests, and we implore you to reconsider and stand alongside us in our mission to protect our environment.

Residents are deeply concerned and suspicious regarding the extraordinary interest the Mayor and some Councillors have taken in this *Planning Act* application. It is the local Councillor that knows residents and the development context - why is Council not deferring to the local Council?

We know that the developer involved, Mr. Silvio DeGasperis has contributed significantly to a number of Councillors now taken an unusually strong and unwarranted interest in this sub-division.

In addition, Councillor Jackson made a number of erroneous statements at the September 12, 2023 Committee of the Whole meeting. We expect these statements concerning the On the Boulevard to be corrected on the record. Many of our members live in this neighbourhood.

I strongly urge you to support measures that prioritize the preservation of our ecological corridor, including tree preservation, a minimum buffer of thirty (30) meters, and the implementation of a single-loaded road to allow municipal services to maintain this corridor indefinitely in public ownership.

Your decision should align with the responsibility of maintaining the beauty and sustainability of our municipality for both current and future generations. Rather than demonstrate a disregard of city policies, please consider upholding the democratic principle that the voice of the people should guide our decisions. It's clear that the specific applicant in question wields significant influence over staff reports at the municipal, regional, and provincial levels, as highlighted in recent news.

The ecological corridor in question is not just a piece of land; it is a vital lifeline for the environment in our area. Irresponsible development poses a significant threat to the delicate balance of our local ecosystem. The negative consequences of such development can include habitat destruction, increased pollution, disruption of wildlife migration patterns, and a loss of biodiversity. These issues can have lasting and far-reaching impact on the health and well-being of our community and future generations.

I wanted to share actual photos taken recently of the trees within this ecological corridor (see below). This is indisputable evidence of what exists today.

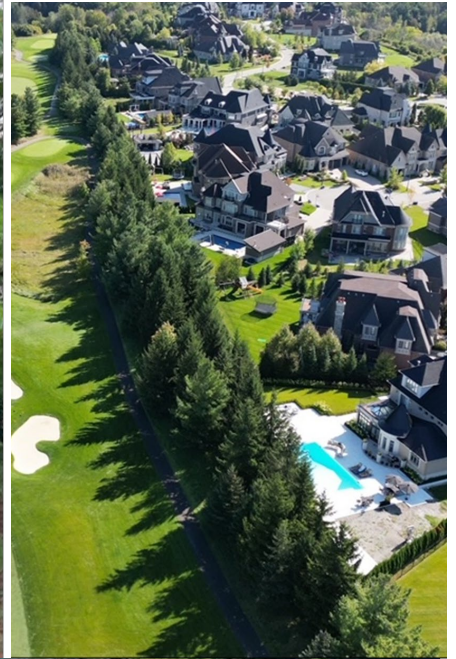


The Friends to Conserve Kleinburg





The Friends to Conserve Kleinburg





The Friends to Conserve Kleinburg

Support and protection of ecological corridors such as ours has been set as precedent.

Below are excerpts from the Staff Reports going back over twenty (20) years supporting this precedent for twenty-four (24) to thirty (30) meter buffers after having reviewed the two Council extracts regarding other development approvals within the Kleinburg/Nashville Community.

Comments are as follows:

OFFICIAL PLAN AMENDMENT FILE OP.03.007
ZONING BY-LAW AMENDMENT FILE Z.08.037
DRAFT PLAN OF SUBDIVISION FILE 19T-08V06
1422174 ONTARIO LTD. - LEA VIVOT IN-TRUST
WARD 1 - VICINITY OF REGIONAL ROAD 27 AND KIRBY ROAD

This development was approved in accordance with the policies of OPA 601 Kleinburg/Nashville as amended which included the following:

1. **24 metre wide landscape buffer along Hwy #27 that is designated public open space and conveyed to City of Vaughan.**
2. **A 30 metre wide Linear Park/Buffer is provided along the south property limit that buffers the existing Hedgerow Lane residential neighbourhood. This buffer is in City ownership in accordance with the policies of OPA 601 as amended.**

ZONING BY-LAW AMENDMENT FILE Z.13.042
DRAFT PLAN OF SUBDIVISION FILE 19T-13V009
MONARCH CASTLEPOINT KIPLING NORTH DEVELOPMENT LIMITED
WARD 1 - VICINITY OF KIPLING AVENUE AND TESTON ROAD

This development was approved by Council on September 8, 2014 and included the following:

During the Block Plan process, the area residents had requested that a minimum 25 m wide landscape buffer be publicly owned, and that there be no residential lots abutting Theresa Circle. Through the approval of the Block 55 East Plan, the Owner accommodated to include a landscape buffer increased to 25 m in width and will be conveyed to a public authority together with the requirement to provide landscape screening. Further, the Block 55 East Plan was amended to eliminate any proposed residential lots directly abutting Theresa Circle.

I have included photos below with measurements clearly indicating the distance from property line to the tree drip line (full branch extension). Note, that the distances ranged from approximately 67' (20m) to 80' (24m).

Example below:





The Friends to Conserve Kleinburg

As a subject matter expert, having planted thousands of trees both deciduous and coniferous, the diameter of the trees are too large for transplant. Attempting to do so would be a death warrant for these trees. Crown die-back would result in a tipping point due to insufficient biomass resulting in the death of the tree. Moreover, there is no equipment available or practical solution to successfully remove the tree with that size root ball and transplant it.

We strongly urge each of you to consider your position and support responsible development.

We remind you to honour your Mission Statement "Citizens FIRST through service excellence" and "the values: respect, accountability and dedication." This is the pledge you made to serve the citizens of Vaughan, respect our natural surroundings and leave a lasting positive impact on our municipality!

Thank you for taking the time to consider our viewpoint. I am optimistic that you will reconsider your decision and support your constituents in the endeavor to protect our ecological corridor and the environment we all hold dear.

Sincerely,

Suzi Recine
The Friends to Conserve Kleinburg
416-931-1225

Uzzo Calderaro
The Friends to Conserve Kleinburg
416-930-0015

C13
COMMUNICATION
COUNCIL – September 26, 2023
CW (1) - Report No. 31, Item 2

From: Clerks@vaughan.ca
To: [Adelina Bellisario](#)
Subject: FW: [External] Block 55 NW - Files Z.22-029-032 & 19T 22V06-22V09 - Members of Council Letter
Date: September-25-23 9:08:40 AM
Attachments: [image003.png](#)
[Julie D-Letter-CofV Files Z.22.029-22.032 & 19T 22V06-22V09 FTCK.pdf](#)

From: [REDACTED]
Sent: Sunday, September 24, 2023 9:34 PM
To: Clerks@vaughan.ca; Council@vaughan.ca
Subject: [External] Block 55 NW - Files Z.22-029-032 & 19T 22V06-22V09 - Members of Council Letter

Clerk at City of Vaughan, Members of Council:

Please find attached letter to Council members pertaining to Council Agenda Item Sept 26-23.

Mayor DelDuca
RC Jackson
RC Ferri
LC DeFrancesca
LC Martow

Sept 2023 -Partial Aerial View of Treeline at Southern Border of CCGC:



Be Well,

Julie DeCicco
[REDACTED]
[REDACTED]

Julie DeCicco
[REDACTED] Hazelridge Court
Vaughan, ON [REDACTED]

September 25, 2023

TO: Clerk@vaughan.ca,

Members of Council – council@vaughan.ca

RE : Redevelopment of Block 55NW – known as Copper Creek Golf Course lands

Files Z.22.029- 22.032 & 19T 22V06-22V09

Dear: Mayor DelDuca, Regional Councillors Jackson & Ferri, Local Councillors Martow & DeFrancesca;

I am a long-time resident of Vaughan, since the mid 1970's, currently residing in Kleinburg, and as such am reaching out as one of a multitude of concerned members of our community who hold a deep appreciation for the environment as well as the welfare of our residents. As a collective, we are keenly aware of the role you, the elected officials play in shaping the future of our city and would like to request your support for all residents immediately abutting future residential developments.

Public Service as an elected representative can be a noble career. Having strong and empathetic advocates on the city council who take into account the concerns of the community you serve is vital for our collective prosperity. We value your role as an elected Public Servant.

The redevelopment of the CCGC lands under discussion transcends it being just a piece of valuable land; it serves as a lifeline for the local environment and its greenspaces that rely on your ability to protect it. The prospect of irresponsible development (focused only on profits) poses a substantial threat to the delicate equilibrium of our regional ecosystems. Such over-development can result in dire consequences, including habitat destruction, heightened pollution, disruption of wildlife migration patterns, and a loss of biodiversity. These issues can have long lasting and far-reaching repercussions for the well being of not only our community, but for future generations. Overreaching densities also impact every aspect of municipal and regional services.

It is essential to understand that in your role as an elected official, you represent the voice of all residents, not solely the interest of a specific developer who donates richly each campaign season as per the data that is readily available on public records.

Ontarians, including Vaughan residents are united in their determination to safeguard our Greenbelt, preserve our mature trees, forests, rivers, and to maintain our ecological environments. We also expect safe delivery of basic services such as water and adequate transportation corridors.

It is clear to all of us in this Province that the voice of the people is gaining strength. The consequences of not acknowledging this will impact everyone's future. Please understand this issue is not going to be ignored. For the younger generations, the future voters, the uppermost issue is sustainability. We elect our officials with the expectation that you will protect our interests, and we earnestly hope you will stand strong with us in our mission to safeguard our community standards. We implore you to endorse measures that prioritize the preservation of the Greenbelt, that guarantee the protection of the mature tree eco-corridor by leaving it in public ownership and serviced by a single loaded road, in order to allow all season municipal services to maintain it into perpetuity. We expect the delivery of all municipal and regional services to rely on triggers prior to development decisions or approvals.

Your decision must align with your elected responsibility to maintain and sustain our city. It is worth noting that you may put forth a desire to follow "staff recommendations", which on this re-development file significantly differs from comparable past developments bound by OP601 and VOP2010. Upholding the democratic principle, especially representing the voice of your constituents should be your guiding foundation.

It is evident that this specific applicant holds a significant influence over not only some elected members of this council but also over staff, who are influenced to submit reports contrary to past historical practices and without regard to policies in place.

Public outcry is not diminishing, and the consequences of ignoring the collective will of the people is well documented and will continue to have long reaching repercussions.

Your support for responsible regulated development that respects Vaughan's mission statement and values will leaving a lasting positive impact on our corner of the world. The time has arrived to seriously evaluate your position and implement the policies in place as enacted; OP48, OPA601, VOP2010 and all other governing municipal and regional policies.

Thank you for taking the time and making the personal decision to consider our collective viewpoint. Optimism springs eternal – we will be watching and look forward to your response which will be evidenced by your votes on this matter, in this moment and in the future.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Julie DeCicco', with a long horizontal line extending to the right.

Julie DeCicco

C14
COMMUNICATION
COUNCIL – September 26, 2023
CW (CS) - Report No. 38, Items 3

From: Clerks@vaughan.ca
To: [Adelina Bellisario](mailto:Adelina.Bellisario)
Subject: FW: [External] Communication - Item 7.7.3 OLT CASE NO. OLT-23-000324 - 1494096 ONTARIO INC. 80 GLEN SHIELDS AVENUE
Date: September-25-23 9:17:06 AM

From: Jean-François Obregón <[REDACTED]>
Sent: Monday, September 25, 2023 9:10 AM
To: Council@vaughan.ca; Clerks@vaughan.ca
Cc: Glen Shields Rate Payers <glenshieldsratepayers@gmail.com>; Gino Muia [REDACTED]; Sharan Kaur [REDACTED]; Theodore Koutros [REDACTED]; Mark Abaya [REDACTED]; Mary Prospero [REDACTED]; Joseph Brunaccioni [REDACTED]
Subject: [External] Communication - Item 7.7.3 OLT CASE NO. OLT-23-000324 - 1494096 ONTARIO INC. 80 GLEN SHIELDS AVENUE

Dear Members of Council,

I am writing regarding OLT CASE NO. OLT-23-000324 - 1494096 ONTARIO INC. 80 GLEN SHIELDS AVENUE FILES: OP.21.030, Z.21.058 AND DA.21.072 at 80 Glen Shields Ave. We are aware of the importance of diversifying Vaughan's housing stock. It is important that the city get this proposal for purpose-built rental right in an established neighbourhood because it is precedent-setting. It can provide a blueprint for similar proposals in the other four wards.

I am raising the following concerns:

- File a motion asking that meet with the Glen Shields community periodically (every six months) to ensure a win-win outcome for all sides. Councillor Martow may table such a motion.
- Ask for carsharing parking spots to mitigate car traffic. This provision is allowed under Vaughan's Comprehensive Zoning By-law.
- Request measures to prevent damage to Toronto Region Conservation Authority-regulated adjacent to the property.
- Increase 5 Clark YRT route service to operate on Sundays. A comparable development proposal in North York's Bathurst Manor community would be served by 7-day a week service. Expanding service would have a net benefit for residents already living in Glen Shields.

Many of you are familiar with how this city helped give young families their starts in the 1980s and 1990s. I'm not asking you to build single-detached homes. Instead I'm asking you to direct the energy from that era towards our current challenge of continuing to diversify the housing stock. 80 Glen Shields Ave. provides an opportunity to get it right by facilitating a more collaborative process between the proponent and the community. I hope my recommendations provide a more constructive path forward.

Thank you.

Jean-François Obregón
[REDACTED] Laurel Valley Crt., Concord, ON

HUMPHRIES PLANNING GROUP INC.

FOUNDED IN 2003

September 25, 2023
HPGI File: 0449

Office of the City Clerk

Vaughan City Hall
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Re: Council Meeting - September 26th, 2023
Item 7.6.1 (Committee of the Whole (2) – September 19, 2023 – Item 6.1 –
Report No. 37) - Development Reimbursement and Credit Policy
Vaughan 400 North Landowners Group (Block 34W & 35)

Humphries Planning Group Inc. ("HPGI") is the planning consultant for the Vaughan 400 North Landowners Group (Block 34W & 35), the owners of the lands located in Block 34W and Block 35, in the City of Vaughan.

Further to a Committee of the Whole meeting on September 19, 2023, item 6.1, respecting Development Reimbursement and Credit Policy, being brought forward to Council on September 26, 2023, as item 7.6.1 on the agenda, we both disagree and have concerns with Section 3.5 as currently written which states: *"The reimbursement or credit amount shall not be indexed, and the City shall not be responsible for compensating the Developer for interest."* We note that other municipalities including Durham Region, York Region and the City of Markham have policies to equitably compensate, including the recovery of indexing on the longer-term recoveries to landowners who enter into such agreements with the municipalities to deliver infrastructure.

We request that the proposed Development Reimbursement and Credit Policy be amended to equitably compensate owners who enter into agreements to front-fund infrastructure with long-term recovery periods. Specifically, Section 3.5 should be modified to state that the capital costs of works included in multi-year area-specific development charge credit/reimbursement agreements be subject to indexing equivalent to the City's indexing of development charge rates.

As such, we request that the proposed Development Reimbursement and Credit Policy be either modified per our request or deferred and staff be directed to undertake meetings with representatives of Block 34W and 35 to achieve revised wording that works for all parties.

Yours truly,
HUMPHRIES PLANNING GROUP INC.

A handwritten signature in black ink, appearing to be 'Rosemarie Humphries', with a stylized flourish at the end.

Rosemarie Humphries BA, MCIP, RPP
President

cc. *Vaughan 400 North Landowners Group (Block 34W & 35)*



Project No. 2310-1

September 25, 2023

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

Delivered by email to clerks@vaughan.ca

Re: City File No. 26.18.
Official Plan Amendment (Major Transit Station Areas) – City-Wide
Canadian National Railway – MacMillan Yard Considerations

We are the planning consultants to the Canadian National Railway (“CN”) with respect to the CN MacMillan Yard (the “MacMillan Yard” or the “Yard”) and other CN infrastructure throughout the City of Vaughan.

We understand that the City is bringing forward a City-initiated Amendment to the Vaughan Official Plan 2010 (“VOP 2010”) to bring the VOP 2010 into conformity with the updated York Region Official Plan 2022 (“YROP 2022”), as approved by the Ministry of Municipal Affairs and Housing (“MMAH”) on November 4, 2022. The intent of the City-Initiated Official Plan Amendment (“OPA”) is to implement policies for Protected Major Transit Station Areas (“PMTSA”) and add Schedule 1C, which identifies the PMTSAs areas as delineated in the YROP 2022, into the VOP 2010.

On behalf of CN, Dentons previously provided comments regarding the YROP 2022, including on June 29, and October 6, 2022.

We have reviewed the draft OPA policies and Schedule 1C and we are writing to express our concern with respect to potential land use compatibility issues related to the proximity of several PMTSAs to the MacMillan Yard.

The MacMillan Yard is an industrial rail yard which operates 24 hours a day. The Yard opened in 1965, prior to much of the development in the City of Vaughan. The current concerns with respect to land use compatibility have arisen as a result of urban growth and development in proximity to the Yard only, as the Yard footprint has not substantially changed since it began operating.

The MacMillan Yard is located immediately to the east of PMTSA 56 - Creditstone BRT Station and immediately west of the PMTSA 60 - Keele BRT Station. The MacMillan Yard is of national economic importance and processes over one million

rail cars (loads and empties) per year. CN lands and operations are federally regulated through the Canadian Transport Agency (“CTA”) and are not subject to the planning requirements of the Province, York Region or the City of Vaughan.

The nature of the operations at the MacMillan Yard, and their associated noise and other emissions, are incompatible with sensitive land uses, and CN objects generally to sensitive land uses in proximity to the MacMillan Yard. CN is involved in the appeal of the City of Vaughan Comprehensive Zoning By-law 001-2021, and other planning processes in the City.

The Guidelines for New Development in Proximity to Railway Operations of the Federation of Canadian Municipalities and the Railway Association of Canada (“FCM/RAC Guidelines”) recommend that sensitive uses be setback 300 metres from a freight rail yard.

In the D-Series Guidelines (specifically Guideline D-6 Compatibility between Industrial Facilities), Class III industrial facilities, such as the MacMillan Yard, have a potential influence area (i.e., areas within which adverse effects may be experienced) of 1,000 metres, and a recommended minimum separation distance to “sensitive land uses” of 300 metres.

With respect to the recommended 300-metre separation distance and the 1,000-metre area of influence outlined in the D-Series Guidelines, we note that PMTSA 56 - Creditstone BRT and PMTSA 60 - Keele BRT Station are located immediately adjacent to the MacMillan Yard and include lands within 300 metres of the Yard, and PMTSA 55 – Concord BRT Station and PMTSA 67 – Vaughan Metropolitan Centre Subway Station both include lands within 1,000 metres of the Yard.

We understand that the implementation of the PMTSA OPA policies and Schedule 1C are to implement the direction from the Region’s Official Plan and does not change the underlying land use designations set out in the current VOP 2010.

However, CN is concerned about the introduction or intensification of sensitive uses on sites within the PMTSAs within proximity of the Yard where sensitive land uses are a permitted use. In this regard, we request that the draft OPA be amended to add additional language requiring that the introduction or intensification of sensitive land uses only occur where the long-term protection of employment facilities has been addressed per the land use compatibility requirements of the Provincial Policy Statement, including the demonstration of needs and alternatives when designating lands for a sensitive land use in proximity to major facilities.

We also recommend that additional language be added that acknowledges that not all MTSAs are appropriate for residential uses and that alternative land use mixes be considered to achieve density targets.

We appreciate your consideration. Should you require any additional information, please do not hesitate to contact Anna Wynveen or the undersigned.

Yours very truly,
Bousfields Inc.



Emma West, MCIP, RPP

**C17
COMMUNICATION
COUNCIL – September 26, 2023
CW (1) - Report No. 31, Item 2**



September 25, 2023

Via email to: clerks@vaughan.ca

Mayor and Council
City of Vaughan
c/o Office of the City Clerk
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Councillor,

**Re: Statements made to Committee of the Whole, September 12, 2023
RE: Zoning By-law Amendments Z.22.029; Z.22.030; Z.22.031; Z.22.032
Draft Plan of Subdivision File Nos.: 19T-22V006 – 11363 and 11191**

Donnelly Law (“we” or the “Firm”) represents the Friends to Conserve Kleinburg Inc. (“FTCK”) and Humberplex Developments Inc. (“Humberplex”) (together our “Clients”) regarding the proposed Block 55 West Block Plan and development at Kirby Road and Regional Road 27 (the “Block Plan 55”).

As you are aware, our firm made both written and oral submissions at the September 12, 2023 Committee of the Whole (“COW”) meeting.

We write Vaughan Council (“Council”) to advise you of several very concerning matters relating to Council’s vote on September 26, 2023 regarding Block Plan 55.

Specifically, it is our clients submission certain Councillors should not be voting on this application. The reasons are:


- Councillor Gila Martow should recuse herself from Tuesday’s vote. Prior to the September 12, 2023 Committee of the Whole meeting, Councillor Martow promised to support the community, a 30m buffer and a single loaded road. She said she would be voting against the Block Plan 55 and the 10m buffer for residents. Inexplicably, when it came time for the vote, she reversed herself and broke her word. The Friends are reliably informed that Councillor Martow received a message just before the vote from Julian DeGasperi (Planner for

TACC), reminding her “We contribute to your campaign, I put up signs for you (not reflected in election returns), and you owe us”;

- Councillor Gino Rosati is recused from voting on Block 55 because his daughter owns property abutting the Copper Creek Golf Course. Councillor Rosati continues to discuss the Application with S. DeGasperis, when he is not supposed to engage in any business concerning the project.
- Councillor Mario Ferri’s administrative assistant Stella Martinella told Stephanie Saccoiccia that he does not normally side with developers, “except this one in particular” (being Silvio DeGasperis). It is hard to imagine that a Councillor can vote fairly and with a clear conscience after strongly implying that he votes one way on all development applications, but gives preferential treatment to Silvio DeGasperis. Councillor Ferri should recuse himself.
- Councillor Linda Jackson has consistently made untrue statements about the Copper Creek application, and the residents as part of the Friends to Conserve Kleinburg (see letter attached). Councillor Jackson should recuse herself from voting on the Block Plan, given the foregoing statements and obvious meddling on behalf of Silvio DeGasperis, a major contributor to her campaign;
- Silvio is a significant contributor to Mayor Del Duca, and Councillors Jackson, Ferri, Rosati and Martow.

Please do not hesitate to contact me at 416-572-0464, or by e-mail to david@donnellylaw.ca, should you have any questions or comments concerning this correspondence.

Yours truly,



David R. Donnelly

cc. Clients
Council
G. Borean

**C18
COMMUNICATION
COUNCIL – September 26, 2023
CW (1) - Report No. 31, Item 2**



David R. Donnelly, MES LLB
david@donnellylaw.ca

September 25, 2023

Via email to: clerks@vaughan.ca

Councillor Linda Jackson
City of Vaughan
Office of the City Clerk
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Councillor,

**Re: Statements made to Committee of the Whole, September 12, 2023
RE: Zoning By-law Amendments Z.22.029; Z.22.030; Z.22.031; Z.22.032
Draft Plan of Subdivision File Nos.: 19T-22V006 – 11363 and 11191**

Donnelly Law (“we” or the “Firm”) represents the Friends to Conserve Kleinburg Inc. (“FTCK”) and Humberplex Developments Inc. (“Humberplex”) (together our “Clients”) regarding the proposed Block 55 West Block Plan and development at Kirby Road and Regional Road 27 (the “Block Plan 55”).

As you are aware, our firm made both written and oral submissions at the September 12, 2023 Committee of the Whole (“COW”) meeting.

We write Vaughan Council (“Council”) to advise you of several egregious errors you made in addressing our client’s submissions. In addition, my client is seeking a retraction from you concerning certain wildly ill-informed statements you made concerning the On the Boulevard development.

First, and foremost, you were completely wrong when you stated that land is not coming out of the Greenbelt to facilitate development. Staff is very well aware that 0.8 ha (the size of a CFL football field) is coming out for the redevelopment on this project. The Premier stated on September 21, 2023 that taking land out of the Greenbelt is a mistake. In addition, the development requires the installation of a massive 1.05 ha stormwater management pond in the Humber River Valley, which is prohibited by the Greenbelt Plan.

Second, in addressing Mr. Calderaro's comments regarding water pressure, Councillor Jackson you are either seriously misinformed by Staff, or you were being disingenuous. You stated that the reason the residents of On the Boulevard sub-division have low water pressure is that the "pipes are too small" leading to the homes, per the inspection by City Staff.

This statement is categorically false. The houses were build to the Building Code Standards. There is no proof or evidence whatsoever for making this bizarre statement. Please provide proof immediately, for example a copy of the City Inspector's report, or apologize for saying something so ignorant of the facts.

Third, you incorrectly stated that the On the Boulevard sub-division somehow failed to respect the requirements of OP601 by failing to buffer the Copper Creek Golf Course. This is a requirement when two residential subdivisions are adjacent to each other. This was not required or applied to On the Boulevard lands because it was abutting an operational golf course and not a residential development.

Fourth, you stated as fact that the On the Boulevard also had approved a stormwater management pond in the Greenbelt. That is false, On the Boulevard received Draft Plan approval in February 2003, several years prior to the Greenbelt being established in 2005. Also, the types of stormwater facilities are radically different. What is being proposed at Copper Creek is significantly more invasive and intrusive than the On the Boulevard "dry ponds" attenuation system, which are significantly more environmentally sustainable.

Fifth, Council and Staff continue to misconstrue and prevaricate concerning Vaughan's request for a regulation to shut out residents from a fair hearing under the Local Planning Appeal Tribunal Act, which resulted in O/Reg. 382/19. That Regulation deprived my client of a fair hearing.

Please find attached correspondence dated January 25, 2023 relating to Mr. Simmonds (former Vaughan Interim City Manager) writing to the Attorney General (the "AG") on September 27, 2019, without Council authorization. Mr Simmonds asked the Attorney General to change the Rules of *Planning Act* appeals, but change the Rules for residents only!

Ten days later, on October 7, 2019, Staff then sought authorization of Council to write a letter after that letter had already been sent to the AG.

At page 40 of 42 of the Staff Report pdf, you will find the Staff Report dated October 7, 2019. Staff was untruthful with Council. Specifically, Staff wrote in the report:

It is staff's view that to protect Council's planning decisions, appeals commenced under one set of Rules should be completed under the same set of Rules.

This is untrue. Mr. Simmonds wrote the AG seeking changes to the Rules for “third party” appeals only, those are residents’ appeals – not developer appeals. The City of Vaughan did not seek the same Rules changes, which were highly prejudicial, for Applicant (developer) appeals. The AG subsequently complied with the request by adopting O/Reg 382/19, harming the rights and interests of Vaughan residents.

Based on the September 12, 2023 COW meeting, Staff’s responses to my questions (past and present), my clients believe Staff and Council are covering up what happened - as this matter has been explicitly raised with Staff and Council before.

In addition, Staff must have been fully briefed on this matter many times, as it is the subject of highly controversial litigation (the Judicial Review) that has been ongoing for several years. It defies credulity to believe that Staff is not intimately familiar with the details of this exceptionally troublesome breach of public trust.

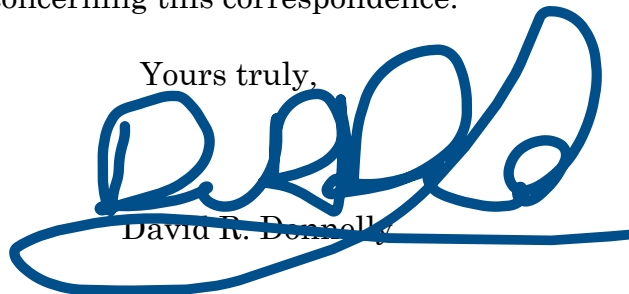
I am also enclosing a letter I sent to Council on January 16, 2023, where at page 8 of 9, our firm clearly set out the problems with Mr. Simmonds’ unauthorized letter, and includes our previous request for an investigation. Bizarrely, that request has gone unanswered for almost one full year.

In conclusion, Councillor Jackson, you have made several significant and consequential errors in your public statements about my client’s development. You have made several bizarre statements concerning this development in the past, demonstrating an unusually strident enthusiasm for a simple, low-density, car oriented sub-division. Can you point to a single voter in the City of Vaughan that wants to see the Greenbelt treated that way? Your comments relating to this specific sub-division are more than curious, your mis-placed disdain is unwarranted and discourteous to the residents.

In the future, please govern yourself responsibly when addressing my client’s development, rights and interests. Please respond to this request for evidence at your earlier convenience.

Please contact me at 416-572-0464, or by e-mail to david@donnellylaw.ca, should you have any questions concerning this correspondence.

Yours truly,



David R. Donnelly

cc. Clients

G. Borean

C19
COMMUNICATION
COUNCIL – September 26, 2023
CW (1) - Report No. 31, Item 2



David R. Donnelly, MES LLB
david@donnellylaw.ca

January 25, 2023

Via email to: wendy.law@vaughan.ca

Ms. Wendy Law

Deputy City Manager and Solicitor/Chief Legal Officer
Vaughan City Hall, Level 400
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

Dear Ms. Law,

Re: *Zoning By-law Amendments Z.22.029; Z.22.030; Z.22.031; Z.22.032*
Draft Plan of Subdivision File Nos.: 19T-22V006 – 11363 and 11191
Vaughan City Council Meeting, January 17, 2023

Donnelly Law represents the Friends to Conserve Kleinburg Inc. (the “Friends”) and Humberplex Developments Inc. regarding the proposed Block 55 West Block Plan and development at Kirby Road and Regional Road 27.

On January 17, 2023, I appeared before the Vaughan City Council (“Council”) regarding the proposed Zoning By-law Amendments Z.22.029, Z.22.030, Z.22.031, and Z.22.032 to the City of Vaughan’s (the “City”) Comprehensive Zoning By-laws 1-88 and 001-2021.

During my presentation, I made the submission that an investigation is required into the conduct of Mr. Tim Simmonds, who sent City correspondence without authorization to the Attorney General of Ontario regarding O. Reg. 303/19.

Immediately after my presentation, Local and Regional Councillor Mario G. Racco requested you reply to my submission:

I am curious of the last statement [David Donnelly] made that the people’s trust was not respected. I want to know what he means. Deputy City Manager of Legal can give me a call. I just want to know, Ms. Law can you answer?

In response, you stated:

I would dispute that statement. I will not speak about that at the moment as there is pending judicial review. The [Ontario Land Tribunal] decision is being appealed, and I will leave it at that. [**Emphasis added**]

I wish to state for the record that what you said is false. I am enclosing the letter from Mr. Simmonds to the Attorney General of Ontario, sent September 27, 2019 (**Attachment 1**). Also enclosed is the subsequent Resolution from Council passed at the October 7, 2019 Special Council Meeting, authorizing Mr. Simmonds to send that letter (**Attachment 2**).

It is clear from this chronology that Mr. Simmonds sent this letter without Council approval. I respectfully request from your office either a clear explanation as to why you dispute the Friends' chronology of events, or an apology at your earliest convenience.

Please do not hesitate to contact me at 416-572-0464, or by email to david@donnellylaw.ca, cc'ing monique@donnellylaw.ca and melanie@donnellylaw.ca should you have any questions or concerns.

Yours truly,



David R. Donnelly

Attachments (2)

cc. Client

The Honourable Doug Downey, Attorney General of Ontario
attorneygeneral@ontario.ca
Ministry of the Attorney General
McMurty-Scott Building
720 Bay Street, 11th Floor
Toronto, ON, M7A 2S9

September 27, 2019

Dear Honourable Minister Downey,

RE: Recommendation for Amendments to LPAT Transition Regulation 0. Reg. 303/19

In furtherance of the Province's objective of *More Homes: Better Choices*, the Province is requested to amend the LPAT Transition Regulation 0. Reg. 303/19 to provide for a fairer and more efficient LPAT hearing process of certain appeals which were in process at the time of the above-noted regulation was enacted. These are changes that the Deputy City Manager of Planning and Growth will bring to our council in an upcoming committee/council meeting. However, given that the LPAT may start setting hearings in the near future under the new transitional provisions, I thought it prudent to put our recommendations before you as soon as possible and at this time for your consideration.

Specifically, we believe that an amendment to section 1(5) of the above-noted regulation is important, so that ***municipal approvals*** of planning applications made under the Bill 139 regime, and ***which were appealed by third parties*** under the Bill 139 regime, are continued and disposed of under the Bill 139 regime under certain circumstances as noted below.

0. Reg. 303/19 as currently enacted has the unintended and undesired effect of substantially delaying the final approval of development applications by allowing third parties (not the applicant) who appealed the Council approval, to restart the appeal process and not be bound by the Bill 139 regime. Not only does this "restart" substantially lengthen the final approval of development, but it also substantially increases the cost (in both dollars and staff time) to the municipal taxpayers in defending their Council's decision to approve the development. Further, there is a lack of fairness and deference to local decision making inherent in those circumstances where a decision made by Council in the context of one planning regime, Bill 139, is then reviewed on appeal in the context of a new and different planning regime, Bill 108. None of this is in the greater public interest.

Section 1(5) of 0. Reg. 303/19 currently provides that:

"If the appeal was commenced on or after April 3, 2018 but before the effective date, and a hearing on the merits of the appeal was not scheduled before the effective date, the appeal shall be continued and disposed of under the Local Planning Appeal Tribunal Act, 2017 as it reads on and after the effective date."

Unfortunately, there are developments which our Council approved (under the Bill 139 regime) and which were appealed to the LPAT (also under the Bill 139 regime) but which *never* had a hearing scheduled on the merits prior to September 3, 2019 (the effective date). Under O. Reg. 303/19, those appeals are no longer governed under the Bill 139 regime, but instead, follow a longer and more costly appeal process conducted in accordance with a different statutory regime implemented through Bill 108.

Accordingly, we believe that section 1(5) of O. Reg. 303/19 should be revised to provide that these appeals continue to be processed and disposed of in accordance with Bill 139 if the following criteria are met:

1. The municipality approved the applicant's development through enactment of the appealed planning instrument(s) prior to the *effective* date (i.e. prior to September 3, 2019);
2. The appellant is not a public body or the applicant, and appealed before the effective date; and
3. The municipal council passes a resolution, no later than December 31, 2019, electing that the appeals be disposed of under the Bill 139 regime.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tim Simmonds', is written over a horizontal line.

Tim Simmonds
Interim City Manager

cc. Mr. Michael Wilson, Chief of Staff for MAG, michael.wilson5@ontario.ca
Jason Schmidt-Shoukri, Deputy City Manager, Jason.Schmidt-Shoukri@vaughan.ca



**CITY OF VAUGHAN
SPECIAL COUNCIL MINUTES
OCTOBER 7, 2019**

Table of Contents

<u>Minute No.</u>	<u>Page No.</u>
139. CONFIRMATION OF AGENDA	2
140. DISCLOSURE OF INTEREST	2
143. NEW COMMUNITY AREA – BLOCK 41 SECONDARY PLAN STUDY FILE 26.4.2	3
144. BILL 108 TRANSITIONAL REGULATION AMENDMENTS	34
145. BY-LAWS	38
146. CONFIRMING BY-LAW	38
147. ADJOURNMENT	38

CITY OF VAUGHAN
SPECIAL COUNCIL MEETING
MONDAY, OCTOBER 7, 2019
MINUTES

Council convened in the Municipal Council Chamber in Vaughan, Ontario, at 4:00 p.m.

The following members were present:

Hon. Maurizio Bevilacqua, Mayor
Regional Councillor Mario Ferri
Regional Councillor Gino Rosati
Regional Councillor Linda Jackson
Councillor Tony Carella
Councillor Rosanna DeFrancesca
Councillor Marilyn Iafrate
Councillor Alan Shefman
Councillor Sandra Yeung Racco

139. CONFIRMATION OF AGENDA

MOVED by Councillor Carella
seconded by Councillor Yeung Racco

THAT the agenda be confirmed.

CARRIED

140. DISCLOSURE OF INTEREST

There was no disclosure of interest by any member.

141. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION

The following item was identified for separate discussion:

Special Committee of the Whole (Closed Session) Report No. 30

Item 1

SPECIAL COUNCIL MEETING MINUTES – OCTOBER 7, 2019

142. CONSIDERATION OF ITEM REQUIRING SEPARATE DISCUSSION

SPECIAL COMMITTEE OF THE WHOLE (CLOSED SESSION) REPORT NO. 30

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 1 APPLICATION TO ONTARIO SUPERIOR COURT OF
JUSTICE CITY OF VAUGHAN ET AL. ATS. FRANK MIELE

MOVED by Councillor Yeung Racco
seconded by Councillor DeFrancesca

THAT Item 1, Special Committee of the Whole (Closed Session) Report No. 30 be adopted without amendment.

CARRIED

143. NEW COMMUNITY AREA – BLOCK 41 SECONDARY PLAN STUDY FILE 26.4.2 (Item 1, Committee of the Whole, October 7, 2019, Report No. 29)

MOVED by Councillor Shefman
seconded by Regional Councillor Jackson

That the following recommendation from the Committee of the Whole meeting of October 7, 2019, Item 1, Report No. 29, be approved:

CARRIED

Report of the Deputy City Manager, Planning and Growth Management, dated October 7, 2019

The Committee of the Whole recommends:

- 1) That recommendation 2) contained in the report of the Deputy City Manager, Planning and Growth Management dated September 24, 2019, be approved;**
- 2) That the following be approved in accordance with Communication C6, memorandum from the Deputy City Manager, Planning and Growth Management dated September 27, 2019:**
 - 1. That recommendation 1) of the Committee of the Whole report dated September 24, 2019, regarding New Community Area – Block 41 Secondary Plan be deleted and replaced with the following:**

SPECIAL COUNCIL MEETING MINUTES – OCTOBER 7, 2019

That the revised Block 41 Secondary Plan to Vaughan Official Plan 2010 (Volume 1 and 2), forming Attachment #1 to this Communication BE ADOPTED by Council;

- 3) That the minimum density of residents and jobs per hectare for the Block 41 Secondary Plan be consistent with the York Region density targets recently passed by York Region Council for new community areas and that this take effect concurrently with the Region of York's policy;**
- 4) That the following deputations and Communications be received:**
 - 1. Mr. Don Given, Malone Given Parsons Ltd., Renfrew Drive, Markham;**
 - 2. Mr. Chris Barnett, Partner, Municipal, Land Use Planning & Development, Osler Hoskin & Harcourt LLP, Toronto, C1 dated September 26, 2019, and C5 dated October 1, 2019; and**
 - 3. Ms. Elvira Caria, Chair, Vellore Woods Ratepayers' Association, Bunting Drive, Woodbridge, and C11 dated October 7, 2019; and**
- 5) That Communication C9 from Ms. Kathryn Angus, President, Kleinburg & Area Ratepayers' Association be received.**

Purpose

To present the final amendments to Vaughan Official Plan 2010, as proposed through the Block 41 Secondary Plan. The Block 41 Secondary Plan provides policies to manage land use, building heights, densities, urban design, transportation, cultural heritage, parks and open space, environmental sustainability as well as policies related to the implementation of the Secondary Plan, as shown in Attachment #5. In addition, this report provides a summary of the key policy components of the Block 41 Secondary Plan, as well as staff's response to comments received through the statutory Public Hearing process.

Report Highlights

- To provide an overview of the Provincial, Regional, and Municipal planning context under which the Block 41 Secondary Plan was prepared
- To identify the key revisions made to the policies of the Draft Secondary Plan presented at the April 2, 2019 Committee of the Whole Statutory Public Hearing
- To provide a high-level staff response to the comments received on the draft Block 41 Secondary Plan through the statutory Public Hearing process

SPECIAL COUNCIL MEETING MINUTES – OCTOBER 7, 2019

Recommendations

Committee of the Whole (2), at its meeting of September 24, 2019 (Report No. 27, Item 16) approved the following:

- 1) That consideration of this matter be deferred to the Committee of the Whole (1) meeting of October 7, 2019.
- 2) That the following deputations and Communication be received:
 1. Mr. Don Givens, Malone Given Parsons Ltd., Renfrew Drive, Markham, and Communication C2, dated September 24, 2019, received at the meeting; and
 2. Mr. Chris Barnett, Osler Hoskin Harcourt LLP, First Canadian Place, Toronto, on behalf of TransCanada Pipelines; and
- 3) That staff be directed to reach out to Landowners Group to participate in meeting(s) and report back to the Committee of the Whole (1) meeting of October 7, 2019.

Recommendation and Report of the Deputy City Manager, Planning and Growth Management, dated September 24, 2019:

1. THAT the draft Official Plan Amendment to Vaughan Official Plan 2010 (Volume 1 and Volume 2), forming Attachment #4 to this report, BE APPROVED; and that it be submitted to Council for adoption, subject to any further direction resulting from the Committee of the Whole meeting; and
2. THAT the Official Plan Amendment, as adopted by Council, be forwarded to York Region for Approval as an insertion into Volume 2 of Vaughan Official Plan 2010, being the incorporation of a new Section “11.14 New Community Area- Block 41 Secondary Plan” as one of the “Secondary Plans” identified on Schedule 14-A of Volume 1 of Vaughan Official Plan 2010.

Background

Block 41 is centrally located within the northern part of the City of Vaughan

The Block 41 Secondary Plan Study (File 26.4.2) is a city-initiated study process undertaken to establish appropriate land use designations and a policy framework for the lands currently designated “New Community Area” within Block 41, in the City of Vaughan. The conclusion of the study process will result in a Secondary Plan to guide the future development of the New Community Area located within Block 41.

Block 41 is approximately 435 hectares in size and is bounded by Teston Road to the south, Kirby Road to the north, Pine Valley Drive to the west, and Weston Road to the east, as shown on Attachment #1. Approximately 330 hectares are

SPECIAL COUNCIL MEETING MINUTES – OCTOBER 7, 2019

subject to the policies of the proposed Secondary Plan, of which an approximate 178 hectares are considered as gross developable area.

Lands within Block 41, which do not form part of the Secondary Plan area, include an existing residential neighbourhood located in the northwest quadrant of the Block designated as “Low-Rise Residential”, as well as an existing “Rural” designation located in the northwest quadrant of the Block along Pine Valley Drive. In addition, there is a portion of land designated “Natural Areas” located within the Greenbelt Plan area adjacent to the existing residential neighbourhood. There are also lands designated “Infrastructure and Utilities” representing TransCanada Pipeline Limited’s (TCPL) Compressor Station 130 (see Attachment #1). Only the lands currently contained within the “New Community Area” designation are subject to the policies of the proposed Secondary Plan, and a portion of the lands designated “Natural Areas” and “Agricultural”.

Other defining elements of the Block 41 Secondary Plan study area include the TCPL pipeline which runs east-west through the Block and a second pipeline which runs northward from Station 130 towards Kirby Road and beyond. The Natural Heritage Network and part of the Greenbelt Plan area comprise a significant portion of Block 41, as shown on Attachment #2. All of the existing land uses within Block 41 not designated “New Community Area” by Vaughan Official Plan 2010 (VOP 2010) will maintain their current land use designations.

It should be noted that, through the Block 41 Block Plan process, there may be potential modifications to the current land use boundaries of the Natural Heritage Network that are contained within the Secondary Plan area resulting from the technical review based on the findings of the East Purpleville Creek Subwatershed Study and the Master Environment and Servicing Plan prepared as part of the Block Plan process.

The Teston Road Municipal Class Environmental Assessment (MCEA) between Pine Valley Drive and Weston Road was initiated in 2015 to review current and future transportation needs for Teston Road. The MCEA recommended the widening of Teston Road from two to four lanes and the elimination of a jog at the intersection of Pine Valley Drive and Teston Road. The elimination of the current jog, at the intersection will result in a remnant parcel of land which was originally part of Block 40 and located south of Teston Road. The City has consulted with the Region of York, and no further consideration of this matter is required through the Block 41 Secondary Plan process. As such, the area has been highlighted on Schedules B, C and E of the Secondary Plan and recognized as a “Route Alignment Subject to Intersection Improvements”. Following the completion of the alignment, lands north of the realigned Teston Road and east of Pine Valley Drive which are currently not part of Block 41 Secondary Plan area can be incorporated into the Block 41 Secondary Plan by extending the land use designation south to incorporate the additional lands, without further amendment to the plan (text or schedules). A policy to this effect has been included in the Block 41 Secondary Plan.

SPECIAL COUNCIL MEETING MINUTES – OCTOBER 7, 2019

For further detail of the Pine Valley Drive and Teston Road intersection the Teston Road MCEA shall be referenced.

Land uses surrounding the New Community Area are shown on Attachment #1 (the Context Map)

A Secondary Plan Study for New Community Areas is required by Vaughan Official Plan 2010

The Block 41 Secondary Plan Study commenced in 2015. Schedule 14-A of VOP 2010 identified lands within Block 41 as “New Community Areas” requiring a Secondary Plan. Policy 9.2.2.14 of VOP 2010 provides further guidance on the development of New Community Areas, noting that “**New Community Areas** are subject to one comprehensive and coordinated City-initiated Secondary Plan process unless extenuating circumstances (e.g. **GTA West Corridor**) would dictate otherwise...”.

In response to the VOP 2010 requirement for a Secondary Plan process, the Policy Planning and Environmental Sustainability department prepared a staff report to initiate the procurement process and issue the Request for Proposals (RFP) to retain a consultant to undertake the required work with staff. The staff report dated November 26, 2013, was adopted by Committee of the Whole and ratified by Council on December 10, 2013. The staff report provided a description of the Secondary Plan process and identified the two (2) individual draft Terms of Reference reports required for undertaking the Secondary Plan studies. The report also included the requirement for specific coordinated studies.

The Block 41 Secondary Plan review has been completed and is consistent with Provincial Legislation, as well as the Regional and Municipal policy framework

The Provincial Policy Statement 2014 (“PPS 2014”)

In accordance with Section 3 of the Planning Act, all land use decisions in Ontario “... shall be consistent with policy statements issued under the Act.” (Part II: PPS 2014) This includes the PPS 2014 which “... provides direction on matters of provincial interest related to land use planning and development” (Part I: PPS).

The PPS 2014 recognizes that local context is important, noting that “Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld” (Part III: PPS 2014). “Land use must be carefully managed to accommodate appropriate development to meet a full range of current and future needs, while achieving efficient development patterns and avoiding significant or sensitive resources and areas which may pose risk to public health and safety” (Part IV: PPS 2014). The Planning Act requires that Vaughan Council’s planning decisions be consistent with the PPS 2014. Together with the policies contained in Volume 1 of VOP 2010, the Block

SPECIAL COUNCIL MEETING MINUTES – OCTOBER 7, 2019

41 Secondary Plan provides policies consistent with relevant policies contained in the PPS 2014, specifically:

- Policies 1.1.1 a), b), c), f) and h) - By accommodating an appropriate range and mix of residential development through policies for a mix of housing types and built form including detached and semi-detached houses, a variety of townhouse types, and both low and mid-rise residential or mixed-use buildings within the Block 41 Secondary Plan. This supports a compact form of development that is consistent with the policies of the PPS 2014. Section 3.4 of the Block 41 Secondary Plan address matters related to affordable housing and policy 3.4.2 specifically encourages and supports the development of age friendly communities.

The Secondary Plan includes policies related specifically to the provision of appropriate amounts of commercial and retail within the residential and mixed-use designations, including provision for small-scale retail within the Community Core, to not only meet the day-to-day needs of the future residents but also create employment opportunities within the community. The Secondary Plan also includes policies for the provision of public and private institutional buildings in all residential and mixed-use designations. Recreational uses including parks and open spaces and a Co-Location Facility within the Community Core are also provided for in the Secondary Plan. Furthermore, Section 3.12 of the Block 41 Secondary Plan provides policies for uses permitted in all designations which includes the provision for community centres and public safety services.

- Policy 1.1.3.4 - Generally development standards entail a level of detail which is considered through the subsequent Block Plan and development approval application processes. The Block 41 Secondary Plan includes a policy framework to guide the future development approvals process.
- Policy 1.1.3.5 - Section 3.2 of the Block 41 Secondary Plan establishes the minimum density of 70 people and jobs per hectare required for the Block 41 New Community Area.
- Policy 1.1.3.6 - The location of the New Community Area within Block 41 in general is adjacent to the existing built-up areas. The Plan promotes compact built form, a mix of uses and densities allowing for an efficient use of land, infrastructure and public service facilities.
- Policy 1.1.3.7 - Section 9.4 of the Block 41 Secondary Plan includes phasing policies which speak to the orderly and timely development and provision of infrastructure including municipal services and a transportation network, as well as the construction of a Multi-Use Recreational Trail.
- Policy 1.2.6.1 - Although not located within the Block 41 Secondary Plan, the plan recognizes the role of TransCanada Pipeline Limited's natural gas pipeline and compressor station. Policies have been included in the

SPECIAL COUNCIL MEETING MINUTES – OCTOBER 7, 2019

Block 41 Secondary Plan, requiring studies be undertaken to identify appropriate mitigation measures. Specific policies in Section 3.10 related to the compressor station operations and sensitive land uses have also been included in the Block 41 Secondary Plan. Such studies shall be completed for residential development and sensitive land uses to the satisfaction of the City and in consultation with other agencies, as required.

- Policy 1.5.1a) b) and 1.6.7.1 5 - The Block 41 Secondary Plan has incorporated a multi-modal transportation network which is safe and meets the needs of all modes of active transportation and community connectivity to the greatest extent possible.
- Policy 1.6.5 – Section 4.7 of the Block 41 Secondary Plan introduces the concept of a Community Core. Situated within the Community Core, the Co-Location Facility includes a major community centre, library and associated active play areas. The Community Core supports the development of a range of community services and facilities. Additional community facilities, as well as schools, daycares and places of worship maybe located within the Community Core and as part of the Co-location Facility if determined appropriate and compatible through further study undertaken through the Block Plan approval process.
- Policy 1.8.1 a) and b) – The Block 41 Secondary Plan policies encourages a more compact form of development, promotes the use of active transportation and transit.

A Place to Grow, the Growth Plan for the Greater Golden Horseshoe, 2019 (“A Place to Grow (2019)”)

On May 16, 2019 A Place to Grow, the Growth Plan for the Greater Golden Horseshoe, 2019 was prepared and approved under the Places to Grow Act, 2015 and replaced The Growth Plan for the Greater Golden Horseshoe (2017). The Growth Plan for the Greater Golden Horseshoe has been updated twice since the initiation of the Block 41 Secondary Plan study.

A Place to Grow (2019), is to be read in conjunction with the PPS 2014, and “...builds upon the policy foundation provided by the PPS and provides additional and more specific land use planning policies to address issues facing specific geographic areas in Ontario” (A Place to Grow, page 7). The policies of A Place to Grow (2019) takes precedence over the policies of the PPS 2014 where there is a conflict between the two, and no relevant legislation provides otherwise. The only exception is, “where the conflict is between policies relating to the natural environment or human health. In that case, the direction that provides more protection to the natural environment or human health prevails” (A Place to Grow, page 7).

SPECIAL COUNCIL MEETING MINUTES – OCTOBER 7, 2019

A Place to Grow (2019), must also be read in conjunction with other provincial plans as defined in the Planning Act which may apply within the same geography.

Section 1.2.1 of A Place to Grow (2019) outlines 10 Guiding Principles for the successful realization of its vision statement. The 10 Guiding Principles include the following:

- Support the achievement of complete communities that are designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime.
- Support a range and mix of housing options, including second units and affordable housing, to serve all sizes, incomes, and ages of households.
- Protect and enhance natural heritage, hydrologic, and landform systems, features, and functions . . ." (A Place to Grow, pages 5-6)

The Vision Statement and Guiding Principles developed for the New Community Area within Block 41 speak directly to the creation of complete communities, ensure a range of residential dwelling types, support active transportation, and conserve and protect natural heritage.

Policy 2.2.6.1.a) i. of A Place to Grow (2019) states, that municipalities are required to "support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by:

- i. Identifying a diverse range and mix of housing options and densities, including second units and affordable housing to meet projected needs of current and future residents; . . ." (A Place to Grow, page 22)

As referenced in the PPS 2014 Section of this report, Section 3.4 of the Block 41 Secondary Plan addresses matters related to affordable housing.

Policy 2.2.7.2.a) states "The minimum density target applicable to the designated greenfield area of each upper- and single-tier municipality is as follows a) . . .the Regions of . . . York will plan to achieve within the horizon of this Plan a minimum density target that is not less than 50 residents and jobs combined per hectare; . . ." (A Place to Grow, page 23)

The target established by A Place to Grow (2019) is achieved through the Block 41 Secondary Plan policy 3.2.1 which states "Through the policies of this Secondary Plan, the City shall seek to meet an overall minimum density of 70 residents and jobs per hectare in the developable area by 2031 for the lands subject to this Secondary Plan.

Policy 3.2.2.2.d) and 3.2.2.4.d) of A Place to Grow (2019) are both related to the provision for a multi-modal system and active transportation. The Block 41 Secondary Plan provides for a multi-modal transportation network. Policy 3.5.2 of the Secondary Plan states, "The Multi-Modal Transportation Network establishes

SPECIAL COUNCIL MEETING MINUTES – OCTOBER 7, 2019

a framework to guide the development of streets and blocks, and the design of complete streets for all ages, abilities, and modes of transportation...”

Policy 3.2.8.2 of A Place to Grow (2019) states, “Public service facilities and public services should be co-located in community hubs and integrated to promote cost effectiveness” (A Place to Grow, page 37). The Block 41 Secondary Plan encourages the co-location of community facilities and proposes a Co-Location Facility within the Community Core area. The Co-Location Facility will include a major community centre and library as well as active play areas. It also, permits other community services and facilities provided the uses are determined compatible through further study.

The Greenbelt Plan (2017) (“Greenbelt Plan”)

The Greenbelt Plan (2005) was updated in July of 2017 through the Provincial Coordinated Review during the New Community Area- Block 41 Secondary Plan Study process. The updated Greenbelt Plan (2017) maintains the same designations for all lands within Block 41.

To protect agricultural land uses and ecological functions, the Greenbelt Plan establishes where growth should and should not occur in the Greater Golden Horseshoe, more specifically the Greenbelt Plan “... identifies where urbanization should not occur in order to provide permanent protection to the agricultural land base and ecological and hydrological features, areas and functions...” (Greenbelt Plan 2017, page1).

Approximately 40% of the Block 41 Secondary Plan area falls within the Greenbelt Plan area which restricts new development. A significant portion of Block 41 is designated Protected Countryside thereby invoking the following policy, “There are three types of geographic-specific policies that apply to specific lands within the Protected Countryside: Agriculture System, Natural System, and settlement areas” (Greenbelt Plan, pg.15).

Within Block 41, the Agricultural System policies of the Greenbelt Plan predominately fall under the Prime Agricultural areas classification, also limiting the use of these lands. Prime Agricultural Area policies in Section 3.1.3 of the Greenbelt Plan include;

- “1. All types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected ...
2. Lands shall not be redesignated in official plans for non-agricultural uses except for;
 - a) Refinements to the prime agricultural area and rural lands designations, subject to the policies of section 5.3; or
 - b) Settlement area boundary expansions, subject to the policies of section 3.4.

SPECIAL COUNCIL MEETING MINUTES – OCTOBER 7, 2019

3. Non-agricultural uses may be permitted subject to the policies of sections 4.2 to 4.6. These uses are generally discouraged in prime agricultural areas and may only be permitted after the completion of an agricultural impact assessment ..." (Greenbelt Plan, page 17)

The Block 41 Secondary Plan implementation policies, specifically policy 9.1.2.1, requires the submission of an Agricultural Impact Assessment which will address the interface between development and agricultural buffers, conversion of agricultural uses to non-agricultural uses (in keeping with the Greenbelt Plan 2017 policies).

The Natural System of the Protected Countryside provides a "...continuous and permanent land base necessary to support human and ecological health in the Greenbelt Plan and beyond" (Greenbelt Plan, page 20). It includes policies that support and protect areas of natural heritage and hydrologic and/or landform features and functions. The Natural System functions at 3 different scales and includes the Natural Heritage System and the Water Resource System.

"The Natural Heritage System includes core areas and linkage areas of the Protected Countryside with the highest concentration of the most sensitive and/or significant natural features and functions" (Greenbelt Plan, page 21)

"The Water Resource System is made up of both ground and surface water features and areas and their associated functions, which provide the water resources necessary to sustain healthy aquatic and terrestrial ecosystems and human water consumption" (Greenbelt Plan, page 21).

In recognition of these elements of the Greenbelt Plan, the Block 41 Secondary Plan Study has been informed by the related East Purpleville Creek Subwatershed Study through which a preliminary Natural Heritage System and Water Resource System have been established. This will be refined and finalized through the subsequent Block Plan process including the review and approval of an associated Master Environment and Servicing Plan (MESP).

Section 4 of the Greenbelt Plan speaks to general policies for the Protected Countryside. Policy 4.1.1.1 states "Non-agricultural uses are not permitted in the specialty crop areas ... or within prime agricultural areas in the Protected Countryside, with the exception of those uses permitted under sections 4.2 to 4.6 of this Plan" (Greenbelt Plan, page 37) which include infrastructure, specifically stormwater management facilities. Subsection 4.2.3 provides policy direction related to the provision of stormwater management infrastructure in the Protected Countryside. This section is applicable to the Block 41 Secondary Plan given the proposed locations for two of the five potential stormwater management facilities are situated in the Agricultural designation of the City's Natural Heritage Network, which is also part of the Greenbelt Plan area.

Consistent with policy 4.2.3.3 (Greenbelt Plan), the Block 41 Secondary Plan policy 8.2.3 states, "Subject to the policies of Section 4.2 of the Greenbelt Plan,

SPECIAL COUNCIL MEETING MINUTES – OCTOBER 7, 2019

naturalized stormwater management facilities are permitted outside of natural hazard lands, key natural heritage features, key hydrologic features, and their associated VPZs, subject to the provisions of policy 5.6.4 of this Secondary Plan.”

The location of stormwater management facilities will be finalized through the subsequent Block Plan approval process in accordance with Section 10.1 of VOP 2010.

York Region Official Plan 2010 (“YROP”)

The YROP is rooted in the concept of sustainability, and includes policies to protect important natural features, with emphasis on enhancing natural systems that shape and support the Region. This theme is reflected in the policies for the New Community Areas which focus on creating sustainable communities. Section 1.2 of the YROP, and the Plan as a whole, establish a framework for achieving sustainability and rethinking the way communities are designed, serviced and supported.

Section 5.6 of the YROP references New Community Areas as “...places where people interact, learn, work, play and reside. Excellence in community design is essential to creating a physical place where people have the opportunities and choices required to lead rewarding lives”. Policies in consideration of the New Community Areas are listed in the YROP from numbers 5.6.1 to 5.6.18.

The Region of York is the approval authority for the Block 41 Secondary Plan and through its approval process it will ensure that the Block 41 Secondary Plan conforms to policies 5.6.1 to 5.6.18. specifically,

- Policy 5.6.3 of the YROP- “That new community areas shall be designed to meet or exceed a minimum density of 20 residential units per hectare and a minimum density of 70 residents and jobs per hectare in the developable area” (YROP, page 98). The Block 41 Secondary Plan reflects this same language in Section 3.2 requiring these minimums be met.
- Policy 5.6.4 of the YROP - The Secondary Plan proposes a mix of housing types including detached and semi-detached houses, townhouses including stacked townhouses and back-to-back townhouses and both low-rise and mid-rise buildings. Section 3.4 of the Secondary Plan includes policies related to affordability.
- Policy 5.6.5 of the YROP – The Block 41 Secondary Plan includes provision for a Community Core, located centrally along a collector street. Section 4.7 of the Secondary Plan require that the Community Core be designed as a focal point and meeting place for the community, having a range of community services and facilities including a Co-location Facility and small-scale convenience retail.

SPECIAL COUNCIL MEETING MINUTES – OCTOBER 7, 2019

- Policy 5.6.15 of the YROP – Section 3.6 and 6.6 of the Secondary Plan promote and provide policies related to the development of a parks and open space system, noting “It is a goal of this Plan to create a desirable, high quality, and unique parks and open space system through a mix of passive and active spaces that supports the strategic objectives of the City of Vaughan ATMP” (Block 41 Secondary Plan, policy 6.6.1.1)

The York Region New Community Guidelines (“YRNCG”)

The YRNCG were created to assist local municipalities and the development industry in successfully implementing the YROP New Community Areas (Section 5.6) and Sustainable Buildings (section 5.2) policies. As such, the YRNCG address YROP policy directives by providing checklists and more specific requirements in order to meet the required policy objectives.

Vaughan Official Plan 2010 (“VOP 2010”)

Schedule 13 Land Use of VOP 2010 designates the lands within Block 41 as “New Community Areas”, “Infrastructure and Utilities” (TransCanada Maple Compressor Station, Station 130), “Low-Rise Residential”, and “Rural” as it relates to the existing residential community in the northwest quadrant of the Block. In addition, lands within this Block are designated “Natural Areas” and “Agricultural” which are predominately located within the Greenbelt Plan Area. However, not all the lands within Block 41 are subject to the policies of the New Community Areas, as previously noted under the Background Section of this report.

Schedule 14-A of VOP 2010 identified lands within Block 41 as “New Community Areas” requiring a Secondary Plan. Policies related to this designation can be found under policy 9.2.2.14.a. to 9.2.2.14.d. New Community Areas. These policies recognize that the “New Community Areas are part of Vaughan’s Urban Area and are intended to develop as complete communities with residential and local population-serving retail and commercial uses” (VOP 2010, page 254).

The policies related to New Community Areas in VOP 2010 closely relate to those in the YROP, recognizing the same minimum density requirements, and need for “a wide range and mix of housing types, sizes and affordability” for new development.

VOP 2010 policies also speak to the elements of a community core, the provision of live-work opportunities and the implementation of the Active Together Master Plan.

The Block 41 Secondary Plan study process has considered policies 9.2.2.14.a. through to 9.2.2.14.d. in the preparation of the Block 41 Secondary Plan.

The Block 41 Secondary Plan Study has been informed by other studies thereby providing an integrated approach

SPECIAL COUNCIL MEETING MINUTES – OCTOBER 7, 2019

Several supporting studies were undertaken concurrently with the review of both the secondary plan process for the New Community Areas of Block 27 and Block 41. The supporting studies informed different aspects of the Secondary Plan and will also inform the subsequent Block Plan application processes for Block 41.

The North Vaughan and New Communities Transportation Master Plan (“NVNCTMP”)

A supporting Transportation Study, the NVNCTMP, was led by the City’s Instructure Planning and Corporate Asset Management department (“IPCAM”) in consultation with various stakeholders including the Region of York. The NVNCTMP was initiated in April 2015 and was considered by Committee of the Whole on June 5, 2018 and ratified by Council on June 19, 2018. A notice of Completion was issued on February 28, 2019.

The main objectives of the NVNCTMP were to establish the internal transportation network needed to support the new community areas within the Blocks, as well as to establish connectivity between the Blocks and the remainder of the Regional transportation network. The NVNCTMP also considered the required road and transit network improvements necessary to accompany the planned growth in the North Vaughan area.

Major changes to the proposed street network for Block 41 are not anticipated through the completion of the Block 41 Secondary Plan study process.

More information respecting the NVNCTMP can be accessed through the following link: www.nvnctmp.ca

York Region Water and Wastewater Environmental Assessment Process
Full build-out of the New Community Areas will be dependent upon the construction of York Region’s Northeast Vaughan Water and Wastewater Servicing Solution. York Region has completed a Schedule B, Class Municipal Environmental Assessment (“Class EA”) Study to establish the preferred solution to provide new water and wastewater infrastructure needed to service the anticipated growth in northeast Vaughan to the year 2051. The Notice of Study Completion was issued on April 11, 2019.

The City has worked closely with York Region to ensure that the City’s Water and Wastewater Master Plan requirements are fulfilled through the completion of the Regional Class EA Study. It is anticipated that the conclusion of the Class EA will require the construction of a Regional Sanitary Truck Sewer along Jane Street and various water supply system improvements to service the full build-out of the New Community Areas in Blocks 27 and 41, and Block 34 (East/West) and Block 35. York Region’s current Capital Construction Program identifies the construction of the required infrastructure improvements by 2028.

In advance of the anticipated Regional infrastructure delivery date of 2028, York Region has advised that interim servicing capacity is available within the existing

SPECIAL COUNCIL MEETING MINUTES – OCTOBER 7, 2019

Regional network for approximately 10,000 people (3,000 residential units). Although this Regional system capacity will not fulfill the ultimate water and wastewater servicing needs for Blocks 27, 34 (East and West), 35 and 41, initial phases of development within these areas may proceed based on available residual capacity within the City's network. Interim and ultimate servicing requirements for these areas must conform to the conclusions and recommendations of the City's on-going Interim Servicing Strategy Study.

East Purpleville Creek Subwatershed Study

Work on the East Purpleville Creek Subwatershed Study ("SWS") was initiated in the fall of 2014 and submitted to the City in April 2018 and circulated for review.

The intent of the SWS is to provide input to the Block 41 Secondary Plan respecting the Natural Heritage Network, preliminary stormwater management concept and restoration plans for the New Community Area within Block 41. The SWS also includes hydrology and erosion assessments for the larger East Purpleville Subwatershed.

A significant amount of work has been completed through the SWS to evaluate and delineate the natural heritage and hydrologic features within the New Community Area of Block 41. The natural heritage system for the New Community Area within Block 41 will be precisely delineated through the Block Plan application process and detailed Master Environment and Servicing Plan ("MESP").

The finalization of the East Purpleville Creek Subwatershed Study will inform the preparation of a Terms of Reference for the future Block Plan and MESP.

The Block 41 New Community Area Secondary Plan Study also took into consideration the impact of works undertaken by TCPL, an infrastructure and utility operator located within Block 41 but outside of the Secondary Plan area

Since the initiation of the Block 41 Secondary Plan Study process in 2015, TransCanada Pipeline Limited (TCPL) has participated as a subject matter expert respecting the compressor station and pipeline on the Block 41 Secondary Plan Technical Advisory Committee ("TAC").

In 2019, TCPL was rebranded as TC Energy. As it relates to matters in Block 41, they will continue to be referred to as TCPL. TCPL is a privately owned, publicly traded corporation regulated by the National Energy Board.

TCPL has held a dual role in matters related to the Block 41 New Community Area. First as subject matter experts participating in the Secondary Plan study by providing comments. Secondly, they are also a landowner having an interest as they own property adjacent to the Secondary Plan Area that is designated "Infrastructure and Utilities" by VOP 2010.

SPECIAL COUNCIL MEETING MINUTES – OCTOBER 7, 2019

Through the course of the Block 41 Secondary Plan Study TCPL has proposed 3 facility upgrades to the Maple Compressor Station (Station 130), which is within Planning Block 41. The regulatory process for all three projects requires TCPL to file an application with its regulator, the National Energy Board (NEB) or its successor, Canada Energy Regulator. The following is a brief description of each project:

1. Maple Compressor Station 130, B3 Unit Addition (2015) – The proposal included the addition of an 11- megawatt compressor unit, aerial gas coolers and ancillary support system. TCPL filed application for this project with the NEB on August 28, 2015. The application was approved by the NEB on December 3, 2015, with conditions, (NEB approval order XG-T211-043-2015).
2. Maple Compressor Station 130, C-Plant Project (2017) - The proposal included the addition of one 22-megawatt compressor unit within a new acoustically treated building, and several small support buildings. TCPL filed application for this project with the NEB on November 2, 2017. The application was approved by the NEB on April 27, 2018. Construction of this project is currently underway. (NEB approval order XG-T211-013-208)
3. Maple Compressor Station 130, C5 Unit Addition (2019) – The current proposal is to add additional compression capacity at Station 130 to meet anticipated increased natural gas demand towards the end of 2021. The modifications proposed as part of the Project include the addition of a second 22-megawatt compressor unit (C5-unit) within the compressor building (C-Plant) which is currently under construction. TCPL anticipates filing the current proposal in September of 2019 and subject to the Canada Energy Regulator (formerly known as the National Energy Board) approval it is expected that the facility will be in-service by November of 2021.

City staff have provided comment to the NEB respecting each project.

TCPL, through their planning representative MHBC, has provided written communications and deputed at the April 2, 2019 statutory Public Hearing for the Block 41 New Community Area Secondary Plan. The response to these comments and other comments provided at the statutory Public Hearing, are appended as Attachment #4.

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

Public Consultation has played a significant role throughout the Block 41 Secondary Plan study process. Notification was provided for all public open house meetings, the Committee of the Whole (Working Session), the statutory Public Hearing, and this Committee of the Whole meeting.

SPECIAL COUNCIL MEETING MINUTES – OCTOBER 7, 2019

Notification for this Committee of the Whole Meeting

Although not required by the *Planning Act*, a Courtesy Notice was sent through an e-mail blast to those requesting additional information related to the Block 41 Secondary Plan Study process. Where an e-mail was not available, the Courtesy Notice was mailed.

Comments and Response Table

Comments received at the statutory Public Hearing on the Block 41 Secondary Plan have been categorized based on themes and reviewed accordingly. Staff's response regarding the comments/information provided are appended to this report as Attachment #3.

The Block 41 Landowners Group and TCPL provided comments through the Block 41 statutory Public Hearing and provided detailed comments on the Secondary Plan, which were received and reviewed along with comments from the Block 41 TAC members. Staff's response and proposed revisions to the draft Secondary Plan based on the comments received are discussed thematically in the Analysis section of this report.

A broad and varied consultation process has been undertaken to inform the Block 41 Secondary Plan review

Consultation Strategy

The Block 41 Secondary Plan Study has been informed by an extensive public and stakeholder consultation process. The consultation strategy included two main platforms of advertising events/milestones related to the Block 41 Secondary Plan Study process. First, a social media campaign that included the placement of meeting notices on Vaughan Online, Twitter and Facebook (for one-way communication); the creation of a webpage devoted to the New Community Areas, and a friendly Uniform Resource Locator (URL) www.vaughan.ca/newcommunityareas .

The second platform included a print campaign which involved the mailing of meeting notices to stakeholders and the surrounding community. Notice of study commencement, as well as the Notice for the statutory Public Hearing were both published in the Vaughan Citizen and The Liberal newspapers on March 12, 2015 and March 7, 2019 respectively. In addition, an e-mail blast was sent to all individuals/groups requesting information through the study process.

Digital signs located at the public facilities where meetings were held were also used to advertise the date of the respective meetings.

Public and stakeholder consultation and engagement played a significant role in the Block 41 Secondary Plan Study Process

Key participants in the consultation process were engaged throughout the study process. Participants included City Council, the Block 41 Secondary Plan TAC, the Block 41 Secondary Plan Landowners Group ("LOG"), who participated in

SPECIAL COUNCIL MEETING MINUTES – OCTOBER 7, 2019

the preparation of the East Purpleville Creek Sub-watershed Study, the Indigenous Communities, and residents/landowners within the Block and the surrounding areas.

Block 41 TAC and LOG

City staff met with the Block 41 TAC during the initial phases of the study process. Recently the Block 41 TAC met on March 4, 2019. Staff also continued to have focused meetings with TAC members who are subject matter experts related to parks and open space, community facilities and schools, density and land use, and transportation and servicing.

City staff has also met with the Block 41 LOG on an ongoing basis throughout the Block 41 Secondary Plan Study process. These meetings have included members of the TAC when discussions required the participation of subject matter experts.

In response to work produced through the Block 41 Secondary Plan Study process, the LOG has submitted studies to the City, which have been considered as their comments on the City's ongoing work. These reports include:

- Commercial Needs Assessment
- Noise Report
- Community Hubs Review

Indigenous Communities

Initial correspondence was sent to the 13 identified Indigenous Communities. Of the 13 Indigenous Communities notified, five (5) responded that they prefer to receive information on the progress of the study as it become available.

The 5 Indigenous Communities were notified of the April 5, 2019 Public Hearing and provided a draft of the proposed Block 41 Secondary Plan. Correspondence was also sent to the 5 Indigenous Communities notifying them of the Committee of the Whole Meeting scheduled for September 24, 2019.

Bus Tour

In September 2015, the Policy Planning and Environmental Sustainability department led a bus tour of two communities in the GTA; the Mount Pleasant Village and Mobility Hub in Brampton, and the Bayview Wellington Centre in Aurora. The tour was organized to present landowners, the City's New Communities project team, and Council members with 'on ground' examples of communities that have been developed in accordance with the objectives and principles of new community areas.

Reports to Council

Four reports related to the Secondary Plan for the New Community Area of Block 41 have been prepared and considered by Committee of the Whole and Council, including the April 2, 2019 statutory Public Hearing report. These reports are referenced in the Previous Reports/Authority section of this report.

SPECIAL COUNCIL MEETING MINUTES – OCTOBER 7, 2019

Two memoranda were also provided to the Mayor and Members of Council. The first, dated February 12, 2015 was to inform of the initiation of the Secondary Plan studies for both the New Community Areas. The second, dated July 20, 2015, provided an update on the progress of the studies. The memoranda also provided updates on the status of related studies, including the Subwatershed Studies and the NVNCTMP.

Public Forums

Since the 2015 initiation of the Block 41 Secondary Plan process, a number of public open houses were held to inform interested parties of the New Community Area- Block 41 Secondary Plan.

Previous Reports/Authority

The following reports have been prepared in reference to the New Community Area for the Block 41 Secondary Plan.

Draft terms of Reference for the New Community Areas Secondary Plan Process, which can be found at the following link:

https://www.vaughan.ca/council/minutes_agendas/AgendaItems/CW1126_13_43.pdf

Draft Terms of Reference for the New Community Areas Secondary Plan Studies – Sub-Watershed Component, which can be found at the following link:

https://www.vaughan.ca/council/minutes_agendas/AgendaItems/CW0603_14_1.pdf

New Community Area Block 41 Secondary Plan Study – File: 26.4.2 Status Update Report, can be found at the following link:

[https://www.vaughan.ca/council/minutes_agendas/AgendaItems/CW\(WS\)0118_16_3.pdf](https://www.vaughan.ca/council/minutes_agendas/AgendaItems/CW(WS)0118_16_3.pdf)

New Community Area – Block 41 Secondary Plan Study (File #26.4.2), can be found at the following link:

<https://pub-v Vaughan.escribemeetings.com/FileStream.ashx?DocumentId=12981>

Analysis and Options

Part B of the Block 41 Secondary Plan contains a number of policy initiatives divided into 9 sections which when applied would allow the creation of a complete community

Since the draft Block 41 Secondary Plan was released in March of 2019, it has been reviewed, edited and restructured based on comments received through the public process.

Section 1.0 Introduction

Includes an introduction and recognizes the text and schedules constitute the Block 41 Secondary Plan, which forms part of VOP 2010, building on the policies in Volume 1 of VOP 2010.

SPECIAL COUNCIL MEETING MINUTES – OCTOBER 7, 2019

Section 2.0 Vision and Guiding Principles

The following Vision Statement and Guiding Principles were developed based on the information gathered at the first Public Open House (Visioning Summit) and refined through the Block 41 Secondary Plan study process, including input from all stakeholders and members of the TAC.

Vision Statement

The New Community Area of Block 41 is a sustainable new community, where residents enjoy the conveniences of urban living near the countryside. Distinct neighbourhoods are connected to each other and adjacent communities by a permeable multi-modal street network and an integrated trail system that generally follows the Purpleville Creek system. The area's rich natural and cultural heritage is celebrated, protected, and leveraged to create a unique sense of place. Harmonious transitions and compatible, high quality design ensure newer homes and businesses complement those existing in the Block 41 area. The community welcomes all people and provides vibrant gathering places for neighbours to come together and thrive.

Guiding Principles:

- Create a complete, compact and vibrant community;
- Promote efficient development patterns and standards;
- Conserve and protect natural heritage;
- Set high standard of sustainability, waste reduction, and energy and water efficiency;
- Provide a linked greenspace system that includes parks, open spaces, trails and natural areas;
- Provide a range of housing types, such as detached, semi-detached, townhouses, multi-unit dwellings and opportunities for affordable housing;
- Include accessible human services and community facilities;
- Provide a Community Core that serves the community;
- Ensure mobility choices through the provision of complete streets for all ages and abilities design principles that support a variety of users including pedestrians, cyclists, transit riders and motorists; and
- Strive for design excellences, in building, streets, and open spaces.

A more detailed description of the Guiding Principles can be found in 2.1.2 of Attachment #4.

Section 3 Community Structure Policies

The community structure established for the New Community Area within Block 41 includes 5 key elements, density policies and a description of 5 residential neighbourhoods. It also includes other land use elements within and/or influencing the Secondary Plan Area.

5 Key Elements

1. Five distinct neighbourhoods, served by strategically located community facilities, parks and schools and commercial/mixed use nodes, including a Community Core.

SPECIAL COUNCIL MEETING MINUTES – OCTOBER 7, 2019

2. An integrated multi-modal street network to connect homes, schools, shops, and adjacent communities with an emphasis on providing safe and direct pedestrian and cycling facilities. This street network also provides the framework for transit routing and the associated distribution of transit supportive land uses and densities.
3. A connected parks and trails network that complements the street-based circulation network, including pedestrian and cycling, providing both utilitarian and recreational amenities that support active and healthy living.
4. An extensive system of natural areas that define neighbourhood boundaries while providing opportunities for placemaking, conservation, and nature appreciation.
5. Existing infrastructure and utilities including an adjacent natural gas compressor station and pipelines; a telecommunications tower; and proposed stormwater management ponds.

Residential Neighbourhoods

Schedule C of the Block 41 Secondary Plan depicts 5 distinct neighbourhoods. Each neighbourhood includes a central public feature being either a school, park and open space or other community facility that is within reasonable walking distance for residents.

The designations proposed for each neighbourhood are consistent with those described in Part B of the Block 41 Secondary Plan. In order to demonstrate how the minimum density of 70 people and jobs per hectare for the New Community Area can be achieved, assumptions respecting the building type for each neighbourhood were made which resulted in a unit type, population and employment count for the New Community Area. These numbers are not included in Part B of the Block 41 Secondary Plan but can be found in Appendix II titled Population and Jobs.

Neighbourhood 1 (N1): located in the north-east quadrant of Block 41, Neighbourhood One is comprised primarily of Low-Rise Residential uses with Mid-Rise Residential areas, an elementary school, two neighbourhood parks, and a public square. This neighbourhood also includes mid-rise mixed uses located at the intersection of the major arterial streets of Kirby Road and Weston Road. Dwelling units including a mixture of Detached, Semi-Detached, Townhouses, Stacked Townhouses, Back-to-Back Townhouses, Multi-unit Buildings, as well as retail are anticipated.

Neighbourhood 2 (N2): Located in the central portion of Block 41, Neighbourhood Two is focused on the primary east-west and north-south Minor Collector streets intersection servicing the community's Community Core. As such, this neighbourhood includes a mix of low- and mid-rise residential and mixed-uses, an elementary school, a neighbourhood park, and a number of community facilities such as a community centre and library, as well as associated active play areas which provide for a District Park level of service. In this location, the community centre is planned to be served by transit service along both Weston Road and the proposed internal north-south Minor Collector street. Dwelling

SPECIAL COUNCIL MEETING MINUTES – OCTOBER 7, 2019

units including a mixture of Detached, Semi-Detached, Townhouses, Stacked Townhouses, Multi-unit buildings, as well as retail are anticipated.

Neighbourhood 3 (N3): located in the central-west portion of Block 41, Neighbourhood Three is west of the Community Core. This neighbourhood is bounded by natural features and is comprised of Low-Rise Residential uses, an elementary *school*, and two neighbourhood parks. The City will determine the appropriateness of locating a second neighbourhood park in the northwest part of N3 through the Block Plan application process. Should a neighbourhood park not be deemed appropriate at this location, the City will consider these lands for use as a potential vista block or trail head location. Dwelling units including a mixture of Detached, Semi-Detached, and Townhouses are anticipated.

Neighbourhood 4 (N4): located along the southern boundary, Neighbourhood Four is north of Teston Road. This neighbourhood is comprised of low-rise and Mid-Rise Residential uses, a neighbourhood park, a secondary school, and a small mixed-use node. Dwelling units including a mixture of Detached, Semi-Detached, Townhouses, Stacked Townhouses, Multi-unit Buildings, and retail are anticipated.

Neighbourhood 5 (N5): located in the south-west corner of the Block, Neighbourhood Five is centred on the intersection of Teston Road and Pine Valley Drive. It is comprised of a mix of mid- and low-rise residential uses and a neighbourhood park. Dwelling units including a mixture of Detached, Semi-Detached, Townhouses, Stacked Townhouses, and Multi-unit Buildings are anticipated.

Land Use Budget (details shown in Appendix II to the Block 41 Secondary Plan) The estimated population and jobs within the Block 41 Secondary Plan area are based on a specific set of assumptions developed through the Block 41 New Community Area Secondary Plan Study process. The estimated population and jobs, results in a minimum density of 77 residents and jobs per hectare. These assumptions include a housing mix of approximately;

- 24% single detached units,
- 5% semi-detached units,
- 19% townhouse units,
- 8% stacked townhouse units,
- 2% back-to-back units, and
- 42% multi-unit dwellings.

For a detailed breakdown by dwelling type in each of the 5 neighbourhoods refer to Appendix II of the Secondary Plan (Attachment #5 of this report).

Population, Employment and Density Targets

Consistent with policy 5.6.3 of the York Region Official Plan (2010) and VOP 2010, the policies of the Block 41 Secondary Plan require an overall minimum

SPECIAL COUNCIL MEETING MINUTES – OCTOBER 7, 2019

density of 70 residents and jobs per hectare in the developable area by 2031 and a minimum 20 units per hectare.

Affordable Housing

In accordance with Section 7.5 of VOP 2010, 25% of all new housing units must be affordable and a portion of these units should be accessible for people with disabilities. The Block 41 Secondary Plan also includes the provision for secondary suites.

Multi-Modal Street Network

Depicted on Schedule E of the Block 41 Secondary, the multi-modal street network consists of Minor Collector streets essential to providing connectivity internally for the Block and the external arterial grid for all modes of transportation.

Parks and Trails Network

The Block 41 Secondary Plan also provides for a network of highly accessible and visible parks, identified on Schedules B, C and F. Parks play a significant role in the community structure creating central features and focal points within each neighbourhood and throughout the new community area overall. Together pathways within the parks and the Natural Heritage Network (NHN) provide for the creation of a linked open space system and Multi-Use Recreational Trail. The final Multi-Use Recreational Trail system will be based on the feasibility of potential trail route alignments.

Natural Heritage Network

The NHN identified on Schedule F of the Block 41 Secondary Plan comprises approximately 40% of the Secondary Plan area and is primarily captured within the Greenbelt Plan Area. Natural features within the NHN are to be protected, conserved, restored, and where possible enhanced.

Infrastructure and Utilities

A variety of different forms of infrastructure and utilities impact the Block 41 Secondary Plan area. The TCPL pipeline and compressor station are located within the Block 41 Secondary Plan study area, but are not part of the New Community Area, except for a portion of the lands containing a pipeline, which extends north from the compressor station to Kirby Road. The compressor station and pipeline do however define the boundaries between neighbourhoods within the Secondary Plan area.

Stormwater management sites should operate on a multifunctional basis, providing not only the primary function of water catchment but also function as part of the open space system. Innovative stormwater management techniques maybe implemented in conjunction with parks, provided programming opportunities and operation of parks are not negatively impacted.

SPECIAL COUNCIL MEETING MINUTES – OCTOBER 7, 2019

Sensitive Land Uses

Applications for residential development and other sensitive land uses shall have regard for potential impacts such as noise, vibration, odour and air pollution impacts from existing uses, major streets, and transportation infrastructure, and facilities. When determined appropriate, applications for residential and other sensitive land uses shall include but are not limited to a noise and vibration study, and an air pollution study to identify appropriate measures for mitigation.

Policies related to TransCanada Pipeline and Compressor Station

In response to comments received from TCPL at the statutory Public Hearing and through the technical review undertaken as part of the draft Secondary Plan study process, policies related to TransCanada Pipeline Limited have been expanded upon. Although not part of the Secondary Plan area, the City recognizes that Compressor Station 130 is required for the transmission of natural gas throughout Ontario and Eastern Canada.

The compressor station is designated “Infrastructure and Utilities” by VOP 2010 but is not located within the Secondary Plan area. The policies contained in Section 3.10 of the Secondary Plan provide guidance to development adjacent to the compressor station and located within the Block 41 Secondary area.

Section 3.10 of the Block 41 Secondary Plan also provides policy direction on matters related to mitigation, including the requirement for acoustical noise mitigation to be provided adjacent to the compressor station, policies related to noise impacts, specifically noise impacts due to low frequency sound. The section also includes sound level thresholds and implementation policies specifically the requirement for Noise Feasibility Study to specify how,

“...compatibility will be achieved and maintained between TransCanada’s compressor station (existing and approved) and the proposed *development* and may include measures aimed at minimizing impacts or prohibiting certain types of *development* in proximity to TransCanada’s compressor station (existing and approved) to ensure compatibility.” (Block 41 Secondary Plan policy 3.10.16)

Transit Supportive Development

Development shall have regard for regional and provincial transit guidelines.

Permitted Uses in all Designations

The Block 41 Secondary Plan also includes policies related to uses permitted in all designations except for “Natural Areas”, “Parks”, and “Agriculture”.

Section 4 Land Use Designations and Symbols

Land Use designations and symbols representing specific land uses are shown on Schedules B and C and described in the text of the Secondary Plan. Differentiating symbols from designations is a revision to the structure of the draft Secondary Plan intended to provide clarity between specific land uses and how they function.

SPECIAL COUNCIL MEETING MINUTES – OCTOBER 7, 2019

Land Use Designations

The following land uses designations from VOP 2010 have been incorporated in the Block 41 Secondary Plan;

Low-Rise Residential: the “Low-Rise Residential” designation is found in all the Block 41 new community area neighbourhoods. The Block 41 Secondary Plan is consistent with the policies of VOP 2010 respecting the “Low-Rise Residential” designation permitted uses.

The building types permitted in this designation include detached and semi-detached houses, and townhouses and public and private institutional buildings. In addition to the building types permitted through VOP 2010, the Block 41 Secondary Plan also permits Stacked Townhouses, and Back-to-Back Townhouses. The maximum building height for all uses within the “Low-Rise Residential” designation is 3 storeys.

Low-Rise Mixed-Use: The “Low-Rise Mixed-Use” designation is applicable to the lands located in N2, specifically within the Community Core. It permits residential units, home occupations, retail and office use limited to a maximum 500 m² of GFA and located along a collector street.

In addition to the building types permitted in VOP 2010 for the “Low-Rise Mixed-Use” designation, Back-to-Back Townhouses and Live-work units shall also be permitted. The maximum density permitted in this designation shall be a Floor Space Index (FSI) of 1.5 times the area of the lot. The minimum building height shall be 2 storeys and the maximum building height shall be 5 storeys. Where the maximum height for a permitted building type is provided in VOP 2010, it shall apply to this Plan. Back-to-Back Townhouses shall have a maximum building height of 3 storeys.

Mid-Rise Residential: This designation is represented in all the neighbourhoods located along the arterial road network except for N3 which does not abut an arterial road. Permitted uses within the “Mid-Rise Residential” designation of this Secondary Plan are consistent with policy 9.2.2.3.b. of VOP 2010. Consistent with Section 9.2 of VOP 2010 for the “Mid-Rise Residential” designation, the Block 41 Secondary Plan permits Mid-Rise Buildings and Public and Private Institutional Buildings.

However, policy 9.2.2.3.d of the VOP 2010 related to the permission for Townhouses, Stacked Townhouses and Low-Rise Buildings in the “Mid-Rise Residential” designation in order to provide an appropriate transition will be deleted and in its place, the Block 41 Secondary Plan permits Townhouses, Stacked Townhouses, Back-to-Back Townhouses, Live-work units, and Low-Rise Buildings provided the minimum density of 70 residents and jobs per hectare can be achieved and demonstrated through the Block Plan approval process.

The maximum FSI shall be 2.5 times the area of the lot.

SPECIAL COUNCIL MEETING MINUTES – OCTOBER 7, 2019

Generally, the minimum building height shall be two storeys, and the maximum building height shall be eight storeys for this designation. The maximum building height for Townhouses, Back-to-Back Townhouses and Live-work units shall be three storeys and the maximum building height for Stacked Townhouses shall be four storeys.

Mid-Rise Mixed-Use: The “Mid-Rise Mixed-Use” designation is applicable to the lands in N1, N2 as part of the Community Core, and N4. Permitted uses in this designation include; residential units, home occupations, cultural uses (including galleries and theatres; retail uses, office uses (maximum 7,500 m²), parking garage, hotel, and gas stations. Consistent with Section 9.2 of VOP 2010 for the “Mid-Rise Mixed-Use” designation, the Block 41 Secondary Plan permits Mid-Rise Buildings, Public and Private Institutional Buildings, and Gas Stations.

Similar to the Block 41 Secondary Plan policies for the “Mid-Rise Residential” designation, policy 9.2.2.3.d of VOP 2010 related to the permissions for Townhouses, Stacked Townhouses and Low-Rise Buildings only being permitted in the “Mid-Rise Mixed-Use” in order to provide an appropriate transition, will be deleted and replaced with the Block 41 Secondary Plan policy which permits Townhouses, Stacked Townhouses, Back-to-Back Townhouses, Live-work units, and Low-Rise Buildings provided the minimum density of 70 residents and jobs per hectare can be achieved and demonstrated through the Block Plan approval process.

The minimum building height shall be two storeys, and the maximum building height shall be eight storeys for this designation, except at the southwest corner of Kirby Road and Weston Road shall be 10 storeys with an FSI of 3. The maximum building height for Townhouses, Back-to-Back Townhouses and Live-work units shall be three storeys and the maximum building height for Stacked Townhouses shall be four storeys.

Natural Areas: The “Natural Areas” designation is applicable to Core Features within the NHN, but not always within the Greenbelt Plan Area boundaries.

Agricultural: Lands designated “Agricultural” are located within the NHN and will be protected in accordance with 9.2.2 of VOP 2010.

Symbols

Uses including the Community Core, parks, stormwater management facilities and schools are represented by symbols on Schedule B and C of the Secondary Plan. These uses can be relocated without amendment to the Secondary Plan to the satisfaction of the appropriate approval authority and City as required. Should any of these uses be eliminated or relocated the underlying land use designation shall prevail.

Community Core: Located in N2 and adjacent to Weston Road, mid-way through Block 41, along the north and south sides of the proposed collector road which extends from Weston Road to Teston Road. The Community Core will be

SPECIAL COUNCIL MEETING MINUTES – OCTOBER 7, 2019

designed as a focal point and meeting place for the community. The permitted uses may serve a community function, as well as a city-wide function. A range of community facilities and public uses are permitted within the Community Core, including the Co-Location Facility which is identified symbolically at the southwest corner of Weston Road and the proposed collector street, as shown on Attachment #2. The Co-Location Facility includes a major community centre, library and associated active play area(s), which provide for a District Park level of service.

A minimum area of 5.5 hectares within the Community Core will be required to accommodate the Co-Location Facility. If through a Facility Feasibility and Design Study recommendations to accommodate efficiencies in the building and/or facility design result in the adjustment of land requirements, such land adjustments may be permitted to the satisfaction of the City.

Parks: Of the various park typologies, Block 41 includes Neighbourhood Parks and Public Squares. The Block 41 Secondary Plan has been revised as it relates to the District Park typology, which would have been provided in conjunction with the major community centre and library as part of the Co-Location Facility. The District Park typology has been replaced with the concept of an active play area(s).

Neighbourhood Parks range in size from 0.75 hectares to 2.5 hectares and have been located conceptually throughout the Block 41 New Community Area to service future residents within a 5 to 10-minute walking distance. It should be noted that the Neighbourhood Park symbol in N4 was shifted to the west to ensure it remained adjacent to the secondary school proposed for N4.

Public Squares provide an alternative type of gathering place which is more appropriately suited to intensive social, cultural, and market-based events. Public Squares shall generally be a minimum of 0.2 to 1.0 hectares in size.

An Active Play Area which functions at a District Park level of service is described as an outdoor recreation facility including but not limited to playground facilities, outdoor waterplay, and court-type facilities. The character and function of the active play area shall be coordinated and integrated with the proposed uses within the Co-Location Facility and greater Community Core area.

Stormwater Management: The Block 41 Secondary Plan conceptually shows the potential locations for five stormwater management facilities. Of the 5 stormwater management facilities, 2 are located within the Greenbelt Plan area outside of the Core Features and “Natural Areas” designation. The final number, configuration and location of stormwater management facilities shall be determined through the Block Plan process and related MESP.

Schools: The general location for schools are identified and sited conceptually in the Block 41 Secondary Plan. The Secondary Plan proposes a total of 4 school sites, three elementary schools and one secondary school. Minor modifications

SPECIAL COUNCIL MEETING MINUTES – OCTOBER 7, 2019

have taken place to the location of the schools as a result of comments received through the study process.

The elementary school site in N1 has been relocated south of the neighbourhood park and is no longer separated by the proposed active transportation connection, which is subject to further study. The secondary school in N4 was moved westward adjacent to the collector street to address access requirements. The precise location, size, phasing, and number of future schools shall be determined with the school boards as part of the Block Plan and development application approval process.

Section 5 Natural Heritage Network

The Natural Heritage Network (NHN) is a system of protected greenland/open space areas which includes lands identified as core features, lands in the Greenbelt Plan Area, woodlands, wetlands, significant valleylands, significant wildlife habitat, permanent and intermittent streams, fish habitat, groundwater seeps and springs and Vegetation Protection Zones (VPZs). The proposed NHN for the Block 41 New Community Area will reflect the work being undertaken through the East Purpleville Creek Subwatershed Study.

This section of the Secondary Plan also provides policies related to Floodplain, Valley and Stream Corridors, Interface with the Natural Heritage Network, and Net Positive Environmental Outcome.

Section 6 Community Development Policies

The Community Development Policies include policies intended to guide development which are related to; Urban Design, Sustainable Development, Energy Efficiency, Cultural Heritage and Archaeology, Community Facilities and Parks and Open Space.

Urban Design

The Block 41 Secondary Plan will be developed in a manner which promotes the creation of an attractive and sustainable public realm and built form which supports active transportation. The urban design guidelines for the Block 41 Secondary Plan area will build upon the City-wide Urban Design Guidelines in order to provide more detailed direction with respect to the character of development.

The Urban Design Section of the Secondary Plan considers and includes policies related to: Community Structure; Built Form; Open Space, Landscaping, and Private Amenity; Parking and Service Facilities; Public and Private Institutional Buildings; Street and Block Patterns; and Gateway Features.

Sustainable Development

The Block 41 Secondary Plan is based on a conceptual design which maximizes the potential for the creation of a complete community, sustainable development and healthy environments through the efficient use of land and infrastructure. Through the on-going development of Block 41, City staff will evaluate the contribution to sustainable development pursuant to the policies of Section 9.1 of

SPECIAL COUNCIL MEETING MINUTES – OCTOBER 7, 2019

VOP 2010, and the Council approved Sustainability Performance Metrics which will be used to inform the development of the future Block Plan.

Energy Efficiency

The City shall support and encourage strategies to reduce energy use through the implementation of the Block 41 Community Energy Plan and furthermore, promote development which attempts to achieve carbon neutrality for buildings and infrastructure to reduce greenhouse gas emissions and increase climate resiliency. Policy 6.3.2 of the Block 41 Secondary Plan provides a list of strategies which may be employed, these include:

- New buildings demonstrating the potential for improved energy efficiency;
- Waste heat recovery;
- Maximize renewable energy generation; and
- Creating a resiliency strategy for public buildings.

Cultural Heritage and Archaeology

Schedule D of the Block 41 Secondary Plan identifies cultural heritage resources and cultural heritage landscapes. Section 6.4 of the Block 41 Secondary Plan describes and provides policies related to individual properties considered as candidates for conservation and integration into future land use developments. Also included as policy are recommendations to document roads and waterscapes prior to road improvements and development as part of the Cultural Heritage Landscape. Revisions to this section and Schedule D include removal of any reference to built heritage resources, as the only built heritage resource existing within the Block 41 Secondary Plan Study area is not part of the actual Secondary Plan Area and therefore not subject to the policies of this Plan.

There is the potential for significant pre-contact or Euro-Canadian archaeological resources within Block 41. Policy 6.4.5 of the Block 41 Secondary Plan identifies any future development, beyond those areas that have already been assessed and cleared of any archaeological concern, must be preceded by a Stage 2 archaeological assessment.

Community Services and Facilities

The policies contained in the Community Services and Facilities section of the Block 41 Secondary Plan guide the provision of public uses including community centres, schools, libraries and safety services. This section builds upon the policies contained in Section 7.2 of VOP 2010 and the in-effect Active Together Master Plan, wherein both encourage the development of multi-functional and shared-use facilities, as well as locating facilities with both public and private development when appropriate. Furthermore, where it has been determined appropriate to incorporate facilities into a private development, there may be an opportunity for these to be considered as Community Benefits.

Parks and Open Space

This section addresses Parks and Open Space design, parkland dedication and Privately Owned Public Spaces (“POPS”). It is the goal of this Plan to develop the minimum parkland required through the *Planning Act*, R.S.O. 1990, c.P.13.

SPECIAL COUNCIL MEETING MINUTES – OCTOBER 7, 2019

The Plan proposes a minimum of 7 (one of which is subject to further study) Neighbourhood Parks and 1 Public Square, as well as Active Play Areas associated with the Co-Location Facility. The final number, size and location of parks will be determined through the Block Plan to the satisfaction of the City. Open Spaces, other than parks, form part of the open space system. These include stormwater management facilities and Natural Areas. The policies of this Secondary Plan support using natural areas and other open spaces as part of the Multi-Use Recreational Trail.

Section 7 Transportation and Mobility

Describes the role of the street network as the framework on which to build and enhance other movement networks including walking, cycling, and transit. The street network will be designed in accordance with the principles of complete streets accommodating all modes of travel. The street network will support the strategic objectives of the Transportation and Pedestrian and Bicycle Master Plan.

Section 7 also contains a description of the street hierarchy proposed for the New Community Area of Block 41, as well as policies related a future transit network, active transportation, traffic calming measures, parking and travel demand management.

A detailed description of the street network is provided later in this report.

Section 8 Services and Sustainable Development

Servicing infrastructure shall be planned in an integrated and financially sustainable manner having regard for the long-term development potential of the New Community Area within Block 41. This section of the Block 41 Secondary Plan provides policies related to stormwater management, and water and wastewater. It also addresses the phasing of services and the requirement for a Block Master Environment and Servicing Plan.

Stormwater management shall be considered in accordance with Section 3.6 of VOP 2010, the final East Purpleville Creek Subwatershed Study, and the Master Environment and Servicing Plan that is to be developed as part of the Block Plan approval process and shall also meet the criteria of all approval agencies. Measures such as Low Impact Development (LIDs), and best practices and green infrastructure, shall be incorporated wherever feasible and practical to minimize runoff, reduce water pollution, and protect groundwater quality and maintain pre-development groundwater levels, in addition to more traditional stormwater management systems and facilities.

Infrastructure for water and wastewater shall be comprehensively planned based on a spine servicing approach where feasible and shall be guided by the recommendations in the latest Servicing Master Plan Class Environmental Assessment. Where appropriate, development shall also consider non-potable water sources, including retained stormwater.

SPECIAL COUNCIL MEETING MINUTES – OCTOBER 7, 2019

Section 9 Implementation and Interpretation

The implementation of the Block 41 Secondary Plan shall be in accordance with Section 10 of the Vaughan Official Plan 2010 and the policies of this Secondary Plan. The policies contained in this Secondary Plan shall apply to the New Community Area within Block 41. Except as otherwise provided, where there is a conflict between the policies of this Secondary Plan and Volume 1 of VOP 2010, or any other specific Official Plan Amendment that is in force on the date of the approval of this Secondary Plan, the policies of this Secondary Plan shall prevail.

Section 9 of the Block 41 Secondary Plan identifies implementation tools such as the Block Plan, Zoning By-laws, Bonus provisions, Community Improvement Plans, Legal Non-Conforming Uses, Site Plan Control, Plans of Subdivision/Condominium, and Consent to Sever. This Section also provides a policy framework related to agreements required to secure infrastructure, the requirement for pre-consultation, phasing of development, the use of zoning by-laws to apply holding provisions, the conveyance of lands and monitoring pursuant to Section 26 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

The proposed draft Block 41 Secondary Plan encourages the creation of complete streets, a transportation network focused on connectivity and the promotion of active transportation through the provision of a conceptual multi-use trail system

The street network for the New Community Area of Block 41 will serve as the framework on which to build other modes of transportation including pedestrian, cycling and public transit. The Secondary Plan, along with the NVNCTMP, establishes the collector street network for the Block to make connections to the greater network outside of the Block wherever feasible given the extensive natural heritage features within the area. The final location, configuration, width and alignment of all public streets, including the local street network, shall be determined through the detailed planning and community design of the Block Plan approval process, any required Environmental Assessments, and through subsequent development approval applications. The current multi-modal transportation network shown on Schedule E of the Block 41 Secondary Plan has been established based on the results of the NVNCTMP. Any further refinements to the multi-modal transportation network will be based on updates to the NVNCTMP, future EA's required as a result of environmental crossings, as well as individual traffic impact studies submitted through the Block Plan or individual development application approval processes. In keeping with the Provincial Growth Plan policies, the Secondary Plan recognizes the need for a multi-modal transportation network. The concept of complete streets is defined in the Growth Plan as "Streets planned to balance the needs of all road users, including pedestrians, cyclists, transit users and motorists."

The provision of separated cycling facilities has been included for the collector streets which span through neighbourhoods N1 and N2 in a north-south direction and along the collector street which extends in an east-west direction through neighbourhoods N2 and N3 and travels north-south through neighbourhoods N3

SPECIAL COUNCIL MEETING MINUTES – OCTOBER 7, 2019

and N4, as shown on Attachment #2. The City will continue to work with York Region to address the provision of cycling facilities on arterial roads.

In addition to the street network, a Multi-Use Recreational Trail system is proposed to be developed through the Natural Areas, and along the TransCanada Pipeline corridor where feasible.

Financial Impact

Funding for the Block 41 Secondary Plan study was approved through the 2013 Capital Budget as project PL-9533-13 with a total budget of \$515,000.00. In May of 2019, the budget and scope of work for the Block 41 Secondary Plan study was expanded by \$21,500, to allow for an additional acoustical review related to comments made by TransCanada at the statutory Public Hearing. There is no financial impact to the City arising from the adoption of the proposed Block 27 Secondary Plan.

Broader Regional Impacts/Considerations

York Region is the approval authority for all lower-tier municipal Secondary Plans and requires an Official Plan Amendment to be adopted by the City as a result of this process. York Region staff have been actively involved and engaged in the Block 41 Secondary Plan study process, by participating as a member of the Block 41 Secondary Plan TAC and providing comments on the Draft Secondary Plan.

Conclusion

The goal of the New Community Areas - Block 41 Secondary Plan is to ensure future development in the Block 41 New Community Area will be developed into a complete community. The New Community Area within Block 41 will be compact, vibrant, inclusive, healthy, sustainable and diverse. It will include a mix of uses such as low-rise and mid-rise residential housing, mixed-use and retail development, as well as a community core. The community core is intended to consist of a variety of community services and facilities including a Co-location Facility containing a major community centre and library and associated active play areas. The Block 41 New Community Area will be linked by a connected multi-modal transportation network, as well as a Multi-Use Recreational Trail. The Secondary Plan also establishes a Vision and set of Guiding Principles. Based on work conducted through the Block 41 Secondary Plan Study process, the land use designations proposed through this Secondary Plan can achieve the required minimum 20 units per hectare for the New Community Area and 70 people and jobs per hectare. Furthermore, this Secondary Plan is consistent with the policies of the PPS (2014) and meets the intent of A Place to Grow (2019), the York Region Official and the New Community Area policies of the Vaughan Official Plan 2010 as described in this report.

For more information, please contact:

Arminé Hassakourians, Senior Planner, Policy Planning and Environmental Sustainability

Bill Kiru, Director, Policy Planning and Environmental Sustainability

SPECIAL COUNCIL MEETING MINUTES – OCTOBER 7, 2019

Attachments

1. Location Map
2. Block 41 New Community Areas - Neighbourhood Plan
3. Comment and Response Table
4. Draft of Final Block 41 Secondary Plan
5. Communication C2 from the Committee of the Whole meeting of September 24, 2019.

Prepared by

Arminé Hassakourians, Senior Planner, Ext. 8368

Melissa Rossi, Manager, Policy Planning, Ext. 8320

Bill Kiru, Director, Policy Planning and Environmental Sustainability, Ext. 8633

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the Office of the City Clerk.)

144. BILL 108 TRANSITIONAL REGULATION AMENDMENTS

(Item 12, Committee of the Whole, October 7, 2019, Report No. 29)

MOVED by Regional Councillor Ferri
seconded by Councillor Yeung Racco

That the following recommendation from the Committee of the Whole meeting of October 7, 2019, Item 12, Report No. 29, be approved:

CARRIED

Report of the Deputy City Manager, Administrative Services and City Solicitor and the Deputy City Manager, Planning and Growth Management, dated October 7, 2019

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Administrative Services and City Solicitor and the Deputy City Manager, Planning and Growth Management dated October 7, 2019 be approved; and
- 2) That the following Communications be received:
 - C7. Memorandum from the Deputy City Manager, Administrative Services & City Solicitor, dated October 3, 2019; and
 - C10. Ms. Kathryn Angus, President, Kleinburg & Area Ratepayers' Association.

SPECIAL COUNCIL MEETING MINUTES – OCTOBER 7, 2019

Purpose

To seek approval from Council to request amendments to LPAT transition regulation O. Reg. 303/19 by making submissions to the Attorney General of Ontario.

Report Highlights

- O. Reg. 303/19-Transition for Planning Act Appeals is now in force in Ontario as part of Bill 108: *More Homes: More Choices Act, 2019*
- Section 1(5) of O. Reg. 303/19 provides that “major planning appeals” commenced under the Planning Act to the Local Planning Appeal Tribunal (LPAT) appeals that are commenced on or after April 3, 2018 but had no hearing scheduled prior to Sep 3, 2019 (effective date) are no longer subject to the Bill 139 regime
- O. Reg. 303/19 as currently enacted has the potential to substantially delay and increase costs with the final approval of development applications by allowing third parties who appealed a Council approval in the Bill 139 regime, to restart the appeal process under the Bill 108 regime
- Bill 108 is inherently unfair to the municipal authority involved and undermines Council authority with respect to its decisions regarding local planning.

Recommendations

1. That staff be directed and authorized to make submissions to Ontario’s Attorney General requesting that changes be made to O. Reg 303/19, - *Transition for Planning Act Appeals*, being the Transitional Rules in accordance with the contents of this Report from the Deputy City Manager, Planning and Growth Management, and the Deputy City Manager, Administrative Services and City Solicitor; and
2. That this Report from the Deputy City Manager, Planning and Growth Management, and the Deputy City Manager, Administrative Services and City Solicitor be forwarded to the Ministry of Attorney General.

Background

On May 2, 2019 the Province released Bill 108: *More Homes, More Choices Act, 2019* as a way to address the shortage of affordable housing across the Province by finding faster ways of attaining a greater mix of housing supply “on the ground”. Bill 108 proposed amendments to thirteen different statutes, including the Planning Act and the Local Planning Appeal Act, 2017. Certain amendments to the Planning Act and the Local Planning Tribunal Act, 2017 came into effect on September 3, 2019.

Changes to the *Local Planning Appeal Tribunal Act, 2017* from Bill 108 largely bring back the procedures that were in place under the previous Ontario Municipal Board. The *Local Planning Appeal Tribunal Act, 2017* maintains the

SPECIAL COUNCIL MEETING MINUTES – OCTOBER 7, 2019

Local Planning Appeal Tribunal (the “LPAT and/or “Tribunal”) as the appeal body for Council’s decisions regarding planning applications.

Changes to the *Planning Act* as a result of Bill 108 have re-introduced the “*de novo*” hearing where the Tribunal can consider a development proposal as if no decision were made by a council.

In addition, the Province has revoked Ontario Regulation 102/18 “Planning Act Appeals” related to the procedures of the Tribunal under the Local Planning Appeal Tribunal Act, 2017. Specifically, the Province has revoked the timelines, time limits, practices and procedures related to appeals under the *Planning Act* brought into force under the previous Bill 139, Building Better Communities and Conserving Watersheds Act, 2017 (Bill 139). Previously, the Regulations directed certain actions to be taken by the parties in an appeal, and for an appeal to be disposed of within a certain timeframe. Practically, it has been difficult for municipalities, private parties and the Tribunal to meet those timeframes.

LPAT has an ongoing caseload of appeals, many of which were commenced under the Bill 139 regime. The Bill 139 regime came into force on April 3, 2018.

Ontario Regulation 303/19, which is the recently adopted transitional regulation under Bill 108, as currently enacted, has the effect of resetting the appeal process for appeals that were commenced on or after April 3, 2018 in which no hearing date had been set prior to September 3, 2019. Those appeals are to be transitioned over and decided under the new Bill 108 regime, even though the original application was considered under the Bill 139 regime.

Previous Reports/Authority

None

Analysis and Options

It is staff’s view that to protect Council’s planning decisions, appeals commenced under one set of Rules should be completed under the same set of Rules. An amendment to section 1(5) of the above noted regulation is key, as it will allow municipal approvals of planning applications made under the Bill 139 regime which were appealed by third parties to be disposed of under the Bill 108 framework.

Councils make their decisions based on the planning framework in place at the time they are considering the applications before them. The current transitional regulation will result in decisions which were made by Council under the auspices of ‘compliance and conformity’ with provincial policy (Bill 139), which are then appealed and heard at a ‘*de novo hearing*’ (Bill 108) revolving around more general principles of ‘good planning’. This creates a substantive disconnect in terms of the different planning regimes applicable to the two decisions (Council, then LPAT) made on the same matter. This in turn instills a

SPECIAL COUNCIL MEETING MINUTES – OCTOBER 7, 2019

lack of procedural fairness in the sequence of decision making, and thereby undermines public confidence in local decision making and authority.

The current system will undoubtedly yield a disorderly and unpredictable resolution of said appeals. Appeals ought to be decided applying the same legal standards to which Council was subjected when it made its' decisions. To proceed otherwise has the undesired effect of usurping the 1st instance decision-making function of Municipal council. O. Reg. 303/19 as currently enacted has the unintended consequence of delaying the disposition of Bill 139 cases.

On. Reg 303/19 ought to be amended to allow the completion of Bill 139 appeals under the Bill 139 regime when the following criteria are met:

- a) Where Council approved an applicant's development through enactment of the appealed planning instrument prior to September 3rd, 2019.
- b) The appellant is not a public body or the applicant; and the appeal was launched before September 3, 2019.
- c) Council passes a resolution prior to December 31, 2019 electing that such appeals be disposed of under the Bill 139 regime.

Financial Impact

The Bill 108 standard will result in increased internal and external legal costs to the taxpayers defending Council's decision due to a reversion to the '*de novo standard*' and the uncertainty/inconsistency surrounding the appeals being litigated under the lens of a different/broader legal standard than what was envisioned by Council.

Broader Regional Impacts/Considerations

The Association of Municipalities of Ontario (AMO) has taken the position that where an appeal starts under one set of rules, it should continue through the appeal with that same set of rules. They feel that Councils make decisions based on the planning framework of the day. They are of the view that having a decision made on the basis of compliance and conformity but appealed on the basis of a *de novo* hearing is not reasonable. AMO feels that a change in the framework and rules mid-process will not lead to an orderly transition.

Conclusion

Planning and Legal Staff recommend that the City of Vaughan write to the acting Attorney General of Ontario seeking an amendment to Ontario Regulation 303/19 which will allow for determination of appeals started after April 3, 2018 which had no scheduled LPAT hearing date prior to September 3, 2019, under the Bill 139 regime.

For more information, please contact:

Chris Guerette, Legal Counsel, Legal Services Department x8086

SPECIAL COUNCIL MEETING MINUTES – OCTOBER 7, 2019

Attachments

None

Prepared by

Chris Guerette, Legal Counsel, x8086

145. BY-LAWS

MOVED by Councillor Shefman
seconded by Regional Councillor Jackson

THAT the following by-law be enacted:

BY-LAW NUMBER 133-2019	A By law to adopt Amendment Number 50 to the Vaughan Official Plan 2010 for the Vaughan Planning Area. (Item 1, Committee of the Whole, Report No. 29) (Special Council, October 7, 2019, Minute No. 143)
------------------------	---

CARRIED

146. CONFIRMING BY-LAW

MOVED by Councillor Iafrate
seconded by Councillor DeFrancesca

THAT By-law Number 134-2019, being a by-law to confirm the proceedings of Council at its meeting on October 7, 2019, be enacted.

CARRIED

147. ADJOURNMENT

MOVED by Councillor Carella
seconded by Regional Councillor Rosati

THAT the meeting adjourn at 4:14 p.m.

CARRIED

C20
COMMUNICATION
COUNCIL – September 26, 2023
CW (1) - Report No. 31, Item 2

From: Clerks@vaughan.ca
To: [Todd Coles](#)
Cc: [Isabel Leung](#); [Adelina Bellisario](#)
Subject: FW: [External] Block 55 Motion by Jackson 2nd by Mayor Del Duca
Date: September-25-23 12:36:24 PM

From: IRENE FORD [REDACTED] >

Sent: Monday, September 25, 2023 12:20 PM

To: Clerks@vaughan.ca

Cc: Council@vaughan.ca; Brian Capitao <bcapitao@yrmg.com>; Kim Zarzour <kzarzour@yrmg.com>; Noor Javed <njaved@thestar.ca>; Emma McIntosh <emma.mcintosh@thenarwhal.ca>; Joel Wittnebel <joel.wittnebel@thepointer.com>; Joseph Quigley <joseph@newmarkettoday.ca>; Toronto and Region Conservation Authority (TRCA) <info@trca.ca>; Paul Freeman <paul.freeman@york.ca>; Wayne Emmerson <wayne.emmerson@york.ca>

Subject: [External] Block 55 Motion by Jackson 2nd by Mayor Del Duca

Vaughan Council,

[APPLICATION FOR BLOCK PLAN APPROVAL FILE BL.55W.2019 – BLOCK 55 NORTHWEST LANDOWNERS GROUP INC. - Committee of the Whole \(1\) - September 12, 2023](#)

It was incredibly disappointing to watch Council support a motion brought forward by Linda Jackson that was seconded by Mayor Del Duca. It went against the local councillor's wishes and was on a controversial development that is in fact building on portions of the Greenbelt because the applicant has successfully argued that a more than 20 year old approval is valid making them subject to the Greenbelt transitional policies.

The member's motion is clearly aligned with the [landowners](#) wills and wants. It is abundantly clear that a catholic high school will not be needed in both Blocks 55 and 41. The YCDSB is asking for a high school in both blocks until they have certainty about proceeding forward, a completely reasonable ask. A high school makes more sense in Block 55 compared to Block 41, it is farther away from the two existing schools and along the highway 27 corridor.

However, I do wonder if it would make the planning justification for active parklands on the Greenbelt weaker for the same landowner in Block 41. I remind Council that it was Linda Jackson who brought forward Members Motions to York Region Council that went against the recommendations of Vaughan, Markham, York Region and TRCA staff as well as huge public outcry and the Greenbelt Foundation. I see this motion as continuing to facilitate the destruction of the Greenbelt and due the landowners bidding in the absence of a reasonable explanation for why she is sticking her neck out and asking that Council support her. Ultimately these policies were approved as special policies in York Region's 2022 Official Plan. She will argue they are not relevant but they are because a high school here affects Block 41 were the policies do apply.

If this landowner and consultant are not embroiled in enough Greenbelt controversy to make you hesitant to support their direct asks then you either don't care or you haven't been paying attention.

I ask that you do not support the member's motion nor the Block Plan at this time. At the very

least a recorded vote.

The OPA's clearly state that servicing needs to be in place and this is ignored as documented in your own staff report. If the ZBA and draft plan of subdivision can't be approved because you don't know how the development will be serviced why is this prioritized and being consulted upon with the public? You don't even know where capacity will come for later phases of the development.

Sewer and York Region's on-going Water and Wastewater Master Plan update study. The proposed water servicing strategy for Block 55 West must be accepted by the Region prior to final approval of the Draft Plan of Subdivision and Zoning By-law Amendment applications. York Region IAM staff expressed that wastewater capacity for the later phases of the development is unclear. It is the opinion of Vaughan's

There is no [map](#) presented that shows the Greenbelt boundary as it exists today and the parcels of land that apply to the the transitional policies of the Greenbelt Plan contemplated in OPA [47](#) and [48](#). It is incredibly disingenuous of staff and the consultant to suggest otherwise and not clearly show this on the attached figures.

TRCA's role has been significantly reduced as is documented in this [York Region staff report](#). Who has reviewed the block plan and technical studies to ensure stormwater protection, natural heritage protection, endangered species protection and compliance with the applicable provincial legislation. This is now a municipal responsibility with no resources or technical expertise.

Then there are questions on how the site ever came to be graded. What about tree removals that occurred during the grading? Was this approved by Vaughan staff, TRCA? What about archeological studies were they all completed prior to the grading occurring?

I am disappointed by the Council members who supported this motion and the Block Plan, if you continue to support this you too have your heads in the sand just as Minister Clark did as stated in the Integrity Commissioner's Greenbelt Inquiry report. It also demonstrates that Vaughan Council and staff are fully onboard with the destruction of the Greenbelt by stealth for the landowner who benefited the most from the Greenbelt removals. Even with the provinces reversal on the Greenbelt Removals the attack on the Greenbelt has not been reversed by a long shot.

Regards,
Irene Ford