

ATTACHMENT 12

ORDER

With respect to the City of Vaughan, Regional Municipality of York's CIHA Order XXX-XXX

Subsection 34.1(9) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

1. I hereby order pursuant to clause 34.1(9)(a) of the *Planning Act*, further to a request from the Council of the City of Vaughan set out in a resolution dated December XXXX, 2023, that:
 - a. The zoning requirements attached as Appendix C apply to the lands in the City of Vaughan, Regional Municipality of York, set out in Appendix C.
 - b. Pursuant to subsection 34.1(12) of the *Planning Act*, the following do not apply to any Site Plan Application, Draft Plan of Subdivision Application, and Draft Plan of Condominium Application:
 - i. A policy statement issued under subsection 3(1) of the *Planning Act*,
 - ii. A Provincial Plan; and
 - iii. An Official Plan; and
 - c. Appendices A, B, and C, attached to this Order, form part of this Order.
2. This Order comes into force on the day this order is made.

APPENDIX A

With respect to the City of Vaughan, Regional Municipality of York Subsection 34.1(9) of the *Planning Act*

Definitions

1. In this Order,

"Affordable" shall have the same meaning as in the *York Region Official Plan 2022*, and may also be referred to as 'Affordable Housing' or 'Affordable Housing Units' for the purpose of this CIHA Order.

"CIHA Order Conditions" means the requirements listed in Appendix B to this Order, pursuant to subsection 34.1(13) of the *Planning Act* that shall be satisfied prior to the Minister of Municipal Affairs and Housing making the Order.

"Lands" or "Subject Lands" shall mean the lands outlined in red on the map attached to the Order as set out in Appendix C.

"Order" means the order made by the Minister of Municipal Affairs and Housing pursuant to clause 34.1(9) (a) of the *Planning Act* with respect to the City of Vaughan, Regional Municipality of York.

"Zoning By-law" means Zoning By-Law No. 001-2021 of the City of Vaughan.

Application

2. This Order applies to lands in the City of Vaughan in the Regional Municipality of York, in the Province of Ontario, being the lands outlined in red on the map attached to the Order as Appendix C.

Zoning By-law

3. That Zoning By-law 001-2021 of the City of Vaughan, as amended from time to time and in its entirety applies to the lands shown on the map set out in Appendix C of this Order, and subject to the exceptions noted below.

High-Rise Mixed-Use Zone (HMU)

4. Every use of land and every erection, location or use of any building or structure is prohibited on the lands identified as "High-Rise Mixed-Use Zone (HMU)" on the map referred to in Appendix C of this Order except for:

Permitted Uses:

- (a) uses permitted under Table 8-2, High-Rise Mixed-Use Zone (HMU) inclusive of all listed additional requirements, of the Zoning By-law, save and except note 4;
- (b) Park

Lot and Building Requirements:

- (a) The requirements listed under Table 8-3, High-Rise Mixed-Use Zone (HMU) along with all listed additional requirements, of the Zoning By-law;
- (b) Maximum number of dwelling units – 1,488

- (c) Minimum setback to Silmar Drive – 3 metres
- (d) Minimum setback to Chrislea Road – 3 metres
- (e) Minimum Rear Yard – 0 metres
- (f) Minimum setback to Langstaff Road/Ministry of Transportation Lands – 14 metres
- (g) Maximum Height – 112 metres
- (h) Minimum Ground Floor Height – 3 metres
- (i) Minimum Tower Separation – 25 metres
- (j) Where an Interior or Rear Lot Line is internal to the lands shown on the map set out in Appendix C, the Minimum Tower Setback shall be 9 metres
- (k) The Minimum Build-To Zone shall not apply.
- (l) Minimum Landscape Strip abutting Silmar Drive – 3 metres
- (m) Minimum Landscape Strip abutting Chrislea – 3 metres

Special Provisions

- 5.** In addition to the uses and requirements listed above, the following provisions shall apply:
- (a) A Minimum of 5% of the total number of residential units shall be Affordable Housing units.
 - (b) Minimum gfa of Commercial uses across all lands shown on the map set out in Appendix C – 304 m²
 - (c) Maximum gfa across all lands shown on the map set out in Appendix C – 104044 m²
 - (d) The minimum setback of a below-grade parking structure from a street line may be 0 m
 - (e) A Short-term Bicycle Parking Space may be located within a required Landscape Strip.
 - (f) Minimum Required Resident Parking Spaces per dwelling unit – 0.8
 - (g) Surface parking in the form of a parallel parking space is permitted in an interior side yard and exterior side yard.

Terms of Use

- 6.** (1) Every use of land and every erection, location, and use of any building or structure shall be in accordance with this Order.
- (2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.
- (3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased and its original use is not altered.
- (4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

APPENDIX B

CIHA Order Conditions

1. The following materials, items, and tasks shall be submitted/completed to the satisfaction of the Minister of Municipal Affairs and Housing and/or the City of Vaughan (the 'City'):
 - a. Development Engineering Department
 - i. The Owner shall provide an updated downstream sanitary capacity analysis and related drawings of external municipal infrastructure upgrades required to demonstrate that the lands on the map set out in Appendix C can be adequately serviced for sanitary sewage, to the satisfaction of the Development Engineering Department.
 - ii. The Owner shall front-end finance and construct or contribute to related required water distribution system and wastewater servicing infrastructure improvements based on the conclusions and recommendations of the City's Integrated Urban Water Master Plan EA, specifically the Weston and Highway 7 Secondary Plan Area Functional Servicing Strategy Report, to the satisfaction of the City.
 - iii. For City Council to adopt a resolution allocating sewage and water supply capacity in accordance with the City's approved Servicing Capacity Distribution Policy assigning capacity to the lands on the map set out in Appendix C.
 - iv. The Owner shall provide an updated Transportation Impact Study where such report requires additional information and addresses all Transportation Engineering comments prior to the final approval of the application, to the satisfaction of the City.
 - v. The Owner shall enter into an Agreement with the City, if required, to design and construct at no cost to the City all improvements identified in the revised Transportation Impact Study and Functional Servicing and Stormwater Management Report including all applicable external municipal infrastructure required that are necessary to benefit the Plan to the satisfaction of the City. The Agreement shall be registered against the lands to which it applies, and upon execution, the Owner shall satisfy conditions of the City, financial or otherwise, all to the satisfaction of the City.
 - vi. The Owner shall provide an updated Functional Servicing Report to the satisfaction of the Development Engineering Department.
 - vii. The Owner shall provide a Noise Impact Study and Air Quality and Odor Impact Study to assess for any potential adverse effects on the proposed sensitive land use from the adjacent industrial facilities and transportation right of ways to the satisfaction of the Development Engineering Department.
 - viii. The Owner shall provide revised Phase One and Two Environmental Site Assessment ('ESA') reports, conforming to O. Reg. 153/04 standards assessing the site for the proposed residential use to confirm if exceedances of applicable Ministry of the Environment, Conservation, and Parks ('MECP') standards are present, to the satisfaction of the Development Engineering Department. The ESA reports shall be accompanied with a reliance letter from the environmental consultant in accordance with the City's template.

b. Development Planning Department

- i. The Owner shall enter into an agreement with the City to provide a minimum of 5% of the total number of residential dwelling units as affordable housing units as defined by the York Region Official Plan 2022.
- ii. The Owner shall enter into an agreement with the City to submit the following materials as part of the future Site Plan application process:
 1. Detailed Facility Fit Study
 2. Pedestrian Level Wind Study
 3. Arborist Report and Tree Inventory Plan
 4. Pedestrian and Bicycle Circulation Plan
 5. Revised/Final Noise Impact Study
 6. Geotechnical Report
 7. Hydrogeological Report
 8. Land Use Compatibility Study
 9. Water Balance Assessment Report
 10. Stormwater Management Report
 11. Prior to final site plan approval, an electronic set of the final engineering drawings showing the water and wastewater infrastructure for the proposed development to York Region's Development Services and the Infrastructure Asset Management Branch for record.

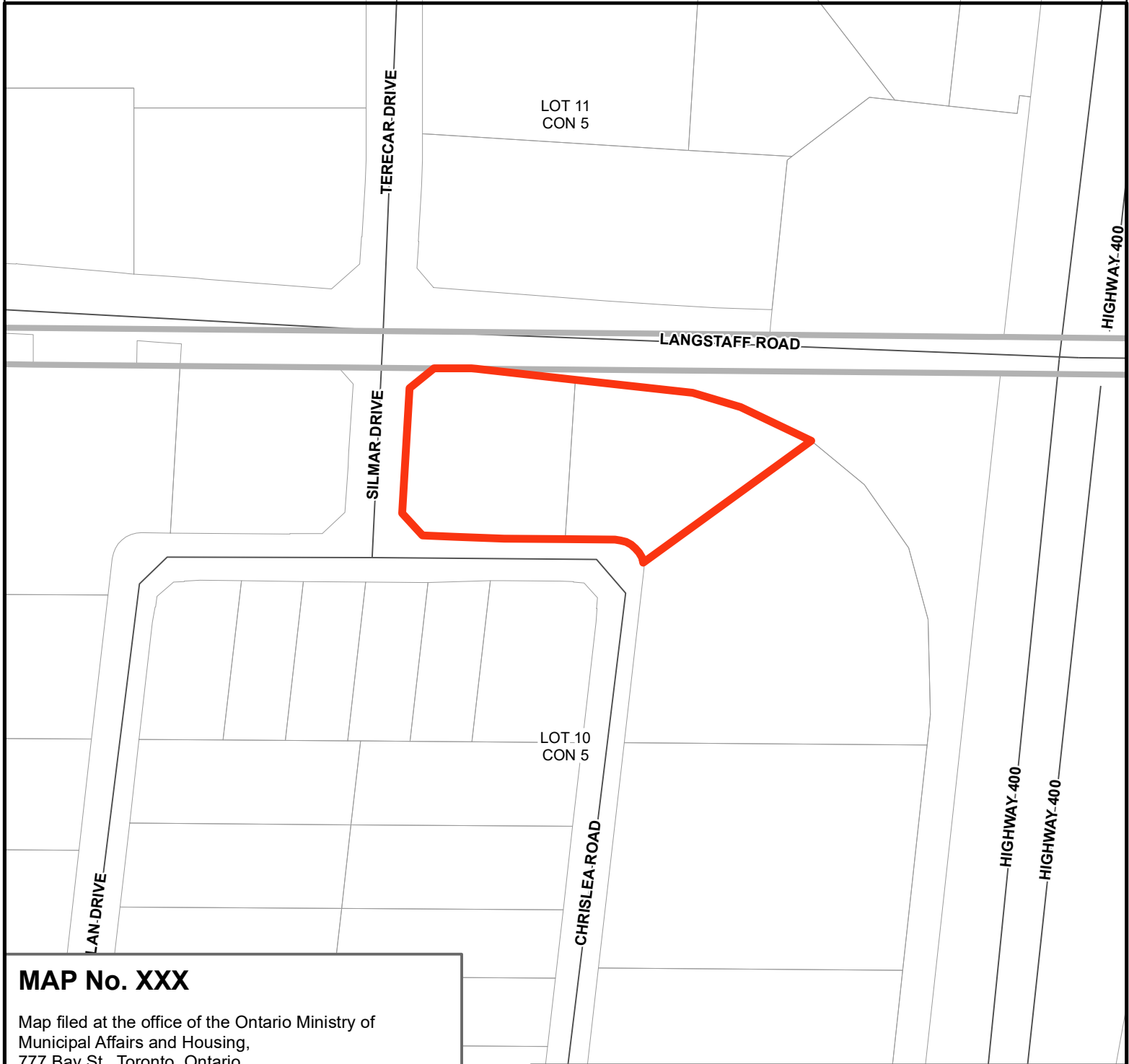
2. The following materials, items, and tasks shall be submitted/completed to the satisfaction of the Minister of Municipal Affairs and Housing and/or the Regional Municipality of York (the 'Region'):

a. Transportation Planning Department

- i. The Owner shall provide a Transportation Impact Study consistent with the format and recommendations of the Region's *Transportation Mobility Plan Guidelines for Development Applications* (November 2016) to the satisfaction of the Region. The TIS shall include assessment of other modes of transportation such as transit and active transportation internal and external to the site in the future total conditions.
- ii. The Owner shall provide a comprehensive Transportation Demand Management Plan (TDM) consistent with the Region's *Transportation Mobility Plan Guidelines for Development Applications* (November 2016) to the satisfaction of the Region. The TDM Plan shall include a TDM checklist that summarizes the programs and measures, estimated costs and responsibility of the Owner to implement TDM recommendations.
- iii. The Owner shall provide a basic 43.0 metre right-of-way for this section of Langstaff Road. As such, all municipal setbacks shall be referenced from a point 21.5 metres from the centreline of construction of Langstaff Road. Any additional lands required for turn lanes at the intersection/access will also be conveyed to the Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the Region's solicitor.

- iv. The Owner shall enter into an agreement with the Region to provide “above and beyond” transit services, such as YRT Monthly PRESTO cards, for each residential unit, to the satisfaction of the Region, for a period of three months.
 - v. The Owner shall consult with the Ministry of Transportation (‘MTO’) regarding the feasibility of a full move interchange at Highway 400 and Langstaff Road and confirm to the Region’s satisfaction MTO’s requirements for Highway 400 ramps.
- b. Environmental Services Infrastructure Asset Management (IAM)**
- i. The Owner shall provide to the Region the following documentation to confirm that water and wastewater services are available to the lands shown on Appendix C of this Order have been allocated by the City:
 1. A copy of the Council resolution confirming that the City has allocated servicing capacity, specifying the specific source of the capacity, to the development proposed.
 2. The Owner shall agree in a Development Agreement that they shall save harmless the City and the Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
 3. The Owner shall submit a Functional Servicing Report, to the satisfaction of the City and Region.

Appendix C Part of Lot 10, Concession 5, City of Vaughan, Regional Municipality of York



MAP No. XXX

Map filed at the office of the Ontario Ministry of
Municipal Affairs and Housing,
777 Bay St., Toronto, Ontario,





Planning Act

Ontario Regulation: XXX/24

Date:

Original Signed By: **Minister of Municipal Affairs
and Housing**

Legend

-  Lands Subject to CIHA Order
-  Roads
-  Parcel Boundary
-  Lot & Concession

