

April 2, 2019

MGP File: 11-2003

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

via email: clerks@vaughan.ca

Dear Mayor Bevilacqua and Members of Council:

**RE: City of Vaughan Committee of the Whole Public Meeting – April 2, 2019
Item 3: New Community Area – Block 41 Secondary Plan Study (File 26.4.2)
Comments from Block 41 Landowners Group**

Malone Given Parsons Ltd. (MGP) is the Planning Consultant for the Block 41 Landowners Group, who own approximately 232 gross hectares of land within the parcel bounded by Teston Road, Kirby Sideroad, Pine Valley Drive and Weston Road, within the City of Vaughan.

On behalf of the Block 41 Landowners Group, we have reviewed the Committee of the Whole (Public Hearing) Report dated April 2, 2019 and the attached Draft Block 41 Secondary Plan. The Block 41 Landowners Group recognizes the effort that City staff have put into the preparation of the Draft Block 41 Secondary Plan and thank Council and Staff for the opportunity to provide comments. We look forward to working with Staff to address our comments and to finalize the Secondary Plan for Council's consideration in the coming months.

The Block 41 Landowners Group is generally supportive of moving forward with the Secondary Plan, as the Block 41 lands are one of two New Community Areas that will assist the City in accommodating the forecasted population growth in the City of Vaughan to 2031.

The Secondary Plan is the first stage of the development approval process. Once adopted, more detailed studies will be completed as part of the Block Plan and Master Environmental Servicing Plan which, among other things will provide detailed analysis of the unit distribution and density, final determination of the Natural Heritage Network, location of stormwater management ponds, schools and parks, final alignment of roads, interface with TransCanada Pipeline and location, size and configuration of the Co-Location Facility.

In response to the Draft Block 41 Secondary Plan policies and schedules, the Block 41 Landowners Group and consultant team offer preliminary comments in the attached matrix (see Attachment 1). A tracked-changes version of the Draft Secondary Plan with the preliminary comments from the Block 41 Landowners Group and consultant team has been submitted separately to Staff for their reference. As we advance further discussions with Staff on the Block 41 Secondary Plan, we reserve the right to provide further comments.

The Block 41 Landowners Group also continues to work with City and TRCA staff to finalize the East Purpleville Creek Subwatershed Study, which was submitted in March of 2018. We are working to address staff comments and anticipate that a revised version of the Subwatershed Study will be submitted shortly.

With respect to servicing, we understand that full build-out of the New Community Areas, consisting of Blocks 27 and 41 in the City of Vaughan is dependent upon the construction of York Region's Northeast Water and Wastewater Servicing Solution, which is expected to be completed by 2028. We understand the City has initiated the Interim Servicing Strategy Study to determine the availability of interim servicing capacity for the New Community Areas. We look forward to working with City on the determination of the amount of interim servicing capacity available for Block 41.

Should you have any questions or wish to discuss our comments in greater detail, please contact me at (905) 513-0170.

Yours very truly,
Malone Given Parsons Ltd.



Don Given, MCIP, RPP

President

DGiven@mgp.ca

Att 1 Block 41 Landowners Group – Draft Secondary Plan Preliminary Comments

cc: Block 41 Landowners Group
Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management
Bill Kiru, City of Vaughan
Armine Hassakourians, City of Vaughan



Subject: Block 41 Landowners Group – Draft Secondary Plan Preliminary Comments
Date: April 1, 2019
MGP File: 11-2003

Section # (Please reference Section and/or Policy Number from Draft Secondary Plan)	Preliminary Comments
I Purpose	MGP: The list of lands subject to the amendment should be consistent with III Basis Section 1; this should not include the Rural and Low-Rise Residential designations to the northwest.
II Location	MGP: Appendix I is not included in the draft. MGP: The portion of the Greenbelt Plan Area designated Natural Areas is excluded from the Block 41 Secondary Plan area; this conflicts with the inclusion of policy for Natural Areas in the Greenbelt Plan. Clarity is needed to understand approach. LOG: Further discussion with staff is required to confirm whether TransCanada compressor station should be included within or remain outside of the Secondary Plan Area.
III Basis, Section 3	MGP: For clarity, include statement that confirms the Greenbelt Plan permits major recreational uses in rural lands and also permits stormwater management facilities within the Protected Countryside.
III Basis, Section 4	MGP: For clarity, include statement that YR intends to redesignate lands from Agricultural to Rural Areas.
2.0 Secondary Plan Area	MGP: Insert "approximately" before "178 hectares". Clarify that this is an estimate. MGP: Delete "in" before "the northwest quadrant of the Block" and replace with "adjacent to". Clarify that this area is outside the block. LOG: In second last and last sentence, replace "block" with "Secondary Plan".
3.0 Secondary Plan Study Process, Phase 5	MGP: Include reference to the East Purpleville Creek Subwatershed Study which is intended to provide direction for the Secondary Plan.
5.0 Policy Context	MGP: Provide acronym for YROP MGP: Replace "provision of live-work opportunities" with "opportunities for live-work" MGP: Clarify inclusion of Greenbelt Plan and Natural Areas
6.0 Existing Conditions and	MGP: LOG submitted a noise report completed by Valcoustics which was to be peer reviewed by Jade Acoustics. This

Opportunities	<p>should be a consideration.</p> <p>MGP: Insert “Retail Commercial Market Assessment Block 41 Secondary Plan, Ward Land Economics, December 2018” to recognize that WLE conducted a peer review which amended the required amount of retail GFA in the block.</p> <p>MGP: Can the City provide a copy of the Land Budget/Housing Mix Analysis and the Sustainability and Community Energy Planning?</p>
1.0 Introduction	MGP: Delete last sentence in paragraph. This statement may create future interpretation issues of how Volume 1 policies apply.
2.1.b.2	Schollen: Consistent and accurate terminology should be used throughout the document related to buffers versus VPZ.
2.1.b.3	<p>MGP: Bullet 4 may need to be reviewed as there are instances where SWM can be permitted within buffers.</p> <p>Schollen: Similar comment as Policy 2.1.b.3 re: terminology. This policy should be reworded to be consistent with the SWM policies that permit LID/SWM facilities within buffers.</p>
2.1.b.4	Schollen: In 2 nd bullet, replace “spaces” with “species”.
2.1.b.7	Schollen: Not required by AODA for all trails. Full accessibility may not be feasible due to topography, etc.
3.0.3	MGP: Replace “compliments” with “complements”.
3.0.5	LOG: Please clarify if this is outside the Secondary Plan.
3.1.2 Density	MGP: Clarify that the overall minimum of 70 residents and jobs per hectare is the Gross Density Target that is later referenced.
3.1.3 Bonusing	LOG: Add to end of first sentence “in accordance with Policy 10.1.2.9 of the VOP 2010”.
3.1.4 Residential Neighbourhoods	MGP: Replace “five” minute walk or less with “ten”; the Secondary Plan generally states a five- to ten- minute walk.
3.1.4.1.iv Neighbourhood Four (N4)	MGP: Add “low-rise residential uses” before “mid-rise residential uses”.
3.1.4.2	<p>MGP: Add reference to Policy 3.1.2 for clarity.</p> <p>MGP: Please provide a description for the Gross Density Statement.</p>
3.1.7.b	<p>MGP: In the first sentence, replace “extensive natural areas” with “the Natural Heritage Network and infrastructure and utility corridors”.</p> <p>MGP: Replace last sentence with “Schedules E and F of this Secondary conceptually identify the proposed trail</p>

	<p>network.”</p> <p>LOG: Add to end “The location and configuration of the proposed trail network may be modified without amendment to the Plan.”</p>
3.1.8a Natural Areas	<p>Stonybrook: Natural features are not shown on Schedule E.</p> <p>MGP: Rename section as “Natural Heritage Network”.</p> <p>MGP: Replace “Natural features” with “The Natural Heritage Network” and delete “identified on Schedule E of this Secondary Plan”.</p>
3.1.8.b	<p>Stonybrook: Replace “conserved, and” with “restored, and where possible”. Edits are made for consistency with VOP 2010 Policy 3.2.1.2</p>
3.1.9 Infrastructure and Utilities	<p>MGP: A new sub-policy c should be included to address innovative stormwater management techniques.</p>
3.1.9.a	<p>LOG: Add to end “Policy 9.2.2.26 of VOP 2010 continue to apply.”</p>
3.1.9.b	<p>Schollen: Replace “to” with “of”</p>
3.1.10.b	<p>Valcoustics: Regarding mitigation of adverse impacts from the source, for transportation sources (roads) the mitigation can either be at the source or at the receptor (dwelling). Suggest this be taken out.</p>
3.1.10.e	<p>LOG: Please clarify meaning of “no undue negative impacts”.</p>
3.1.10.f	<p>Valcoustics: “Future” may be too ambiguous. Change to “... planned future expansions...”</p> <p>Valcoustics: Need to define noise level similarly to the MOECP. Should be “45 dBA Leq 1 hr”.</p> <p>LOG: Add to end of last sentence “, and it is acknowledged that mitigation at source associated with the TransCanada Pipelines Limited Compressor Station operations is preferred”.</p>
3.1.10.g	<p>Valcoustics: The MOECP will not have any role in land use approval for Block 41 or approval for Station 130. Thus, this statement potentially leads to a situation which cannot be resolved, i.e. trying to get MOECP to review a study. Recommend change to: “study should be prepared to satisfaction of the City in consultation with TCPL. The study should be prepared following the guidance in MOECP NPC-300, and/or any updates which may occur from time to time.”</p> <p>Valcoustics: Replace “Adverse impacts” with “Adverse effects”.</p> <p>Valcoustics: Replace “in the context of MOECP Environmental Noise Guideline, Stationary and Transportation Sources – Approval and Planning (Publication NPC-300)” with “...in the context of meeting the sound level limits in MOECP NPC-300...”.</p>

3.1.10.i	LOG: Add "identified in Schedule G" after "Noise Influence Area" and delete "and potential".
3.1.10.j	LOG: A new sub-policy is suggested: "j. Should the findings of the noise report indicate difficulties in meeting the applicable sound level limits from the relevant acoustic Class environment, and upon recommendation by a qualified acoustic professional, the City of Vaughan may by resolution, grant a Class 4 designation for a site or area which will be implemented by way of zoning by-law, draft plan of subdivision and/or site plan, in accordance with the Ministry of the Environment guidelines."
3.1.12 Other Permitted Uses in all designations	MGP: Ensure parks will be permitted in rural areas after redesignation. Ensure SWM is permitted in Natural Areas and rural areas. Schaeffers: SWM should be permitted in Natural Areas outside of Core Features. MGP: Clarify if existing list of uses in VOP 2010 Policy 9.2.1.9 also follow the same designation exception list.
3.2.3.c	MGP: VOP 2010 Policy 9.2 does not include a description for back-to-back townhouses.
3.2.4	MGP: Low-Rise Buildings are not a permitted building type in 3.2.3, please clarify permission.
3.4.4	MGP: Clarify that the 70 residents and jobs per hectare are a) the Gross Density Target and b) a minimum overall target for the Secondary Plan.
3.4.5	LOG: Increase 12 storeys maximum building height to 15 storeys for construction optimization.
3.5.1	LOG: Replace "shall consist" with "may consist" to provide flexibility.
3.5.2	MGP: Replace last sentence with "Notwithstanding Policy 9.2.2.4. c. of the VOP 2010, retail uses or other active uses are permitted on the ground floor frontage of buildings along arterial and collector streets to animate the street."
3.5.3	LOG: Please provide rationale for the exclusion of gas stations.
3.5.4	MGP: Clarify that the 70 residents and jobs per hectare are a) the Gross Density Target and b) a minimum overall target for the Secondary Plan.
3.5.6	LOG: Increase 12 storeys maximum building height to 15 storeys for construction optimization.
3.6.1	MGP: Add "scale," before "location and boundary".
3.6.2	MGP: Replace last sentence with "Notwithstanding 9.2.2.3.b. of the VOP 2010, retail uses and other active uses are permitted on the ground floor frontage of buildings along arterial and collector streets to animate the street."
3.6.4	MGP: Add "may" before "include a", delete "major" before "community centre" and delete "as well as a District Park" in the first sentence. Add before last sentence "The scale and components of the Co-Location Facility will be determined at the Block Plan process". The intent is to provide flexibility for determination of the Co-Location Facility

	requirements through further study at the Block Plan stage, without amendment to this Secondary Plan.
3.7 Parks	MGP: This section should be combined with Section 5.0 to avoid duplication, also to avoid confusion as these are symbols and not land use designations.
3.7.1	MGP: Replace “lands designated” with “symbols for” and delete “District Parks”.
3.7.2	MGP: Delete minimum size requirements and add “The District Park size shall be determined through further study at the Block Plan stage” to the end of the paragraph.
3.7.3	MGP: Replace “designations” with “symbols”, add “generally” after “Neighbourhood Parks shall” and replace “Natural Areas” with “natural areas”. Schollen: Add “where possible” after “elementary schools”. Schollen: References to area/dimensions should be deleted.
3.7.4	MGP: Replace “designations” with “symbols”. MGP: VOP 2010 requires 0.2 ha to 1.0 ha for a Public Square.
3.8 Schools	MGP: This section should be combined with Section 7.3 to avoid duplication, also to avoid confusion as these are symbols and not land use designations.
3.8.1	MGP: Replace “designations” with “symbols” and add “Where the locations of the school symbols are modified or school sites are determined by the appropriate school board to not be required, the underlying designation shall apply” to the end of the paragraph.
3.9.1	MGP: Does this policy require reference to VOP 2010 Policy 9.2.2.26? There is currently no direction for this designation in the Secondary Plan. MGP: Replace “right-of-way” with “easement”. Schollen: Replace “north through the Block” with “along a north to south alignment through the northern part of the Block”.
3.9.2	MGP: This section should be combined with Section 8.2 to avoid duplication, also to avoid confusion as these are symbols and not land use designations. MGP: Ability to locate stormwater management facilities in all land use designations other than Core Feature should be clarified in Policy 3.1.12. MGP: Delete “of the Natural Areas designation”. Stonybrook: Add to end of first sentence “, except as noted in Policy 3.XX.4 of this Secondary Plan”. This is an

	<p>important addition because VPZs are part of Core Features.</p> <p>MGP: Add “The stormwater management facility symbols are conceptual and may be relocated without an amendment to this Plan” after the first sentence.</p> <p>LOG: In final sentence, delete “number of” and replace with “number, configuration,”.</p>
3.10 Natural Areas	MGP: Section is revised to clarify Natural Areas vs Greenbelt.
3.10.1	MGP: Replace policy with “The lands in the Natural Areas designation are applicable to Core Features in the Natural Heritage Network, outside of the Greenbelt Plan, and subject to the policies in Section 3.2 of the VOP 2010, except as modified in this Secondary Plan.”
3.10.2	Stonybrook: In second sentence, replace “Natural Areas” with “Core Features”
3.10.4	<p>Stonybrook: Existing policy doesn’t provide full permissions under Section 4.2 of the Greenbelt Plan. Policy should reflect Policy 4.2.3.3 of Greenbelt Plan. Add to the end “, but may be permitted within the vegetation protection zone of a significant valleyland, provided they are located a minimum of 30 metres from the river or stream, and they are located outside of the vegetation protection zone of any other key natural heritage feature or key hydrologic feature”.</p> <p>MGP: This is moved to a new Greenbelt Plan section.</p>
3.XX	<p>MGP: To clarify the Greenbelt Plan Area and policies versus Natural Areas, we recommend adding a new section as follows:</p> <p>“3.XX Greenbelt Plan</p> <p>3.XX.1 Lands in the Greenbelt Plan Area will be subject to the applicable policies of the Greenbelt Plan and Section 3.5 of the VOP 2010</p> <p>3.XX.2 The Greenbelt Plan Area is an overlay and lands within the boundary consist of natural heritage features and Agricultural lands. The confirmation and extent of key natural heritage and key hydrologic features will be determined as required through the Master Environment and Servicing Plan (“MESP”) which will form part of the Block Plan approval process required in accordance with policies 10.1.1.14. to 10.1.1.26. of the VOP 2010.</p> <p>3.XX.3 Within the Greenbelt Plan Area, where lands are outside of key natural heritage and key hydrologic features and associated vegetation protection zones, and also outside of prime agricultural areas, parks, trails and recreational uses may be permitted in accordance with Sections 3.3.2, 3.3.3, and 4.1.2 of the Greenbelt Plan.”</p> <p>Move Policy 3.10.4 (as modified) to the end of this new section.</p>
3.11 Cultural Heritage and Archaeology	MGP: For clarity this should be a new section separated from the Land Use Designations

3.11.3 Cultural Heritage Landscapes – Roadscapes	MGP: These are regional roads; clarify how this will be implemented. MGP: What does “documentation” require?
3.11.4 Cultural Heritage Landscapes – Waterscapes	MGP: What does “documentation” require? This should not constrain the required removal of ponds and dams.
3.11.5.c	MGP: CHL 9 is not shown.
3.12 Urban Design	MGP: For clarity this should be a new section separated from the Land Use Designations.
3.12.2.a.ii	MGP: Replace “Natural Area” with “natural area”
3.12.b.iv	LOG: “reverse frontage” is not equivalent to back lotting; should be deleted for clarification. Add “generally” before “be avoided”.
3.12.2.c.i	MGP: Replace “Natural Area” with “natural area”
3.12.2.d.iii	MGP: Are “access streets” collectors or local roads?
3.12.2.g.iv	MGP: Suggested to be combined with 3.12.2.d.iii to avoid duplication.
4.1.1.b.i	MGP: Replace “Natural Area” with “natural area”.
4.1.1.b.ii	MGP: Replace “Natural Area” with “natural area” in both instances.
4.1.1.b.iii	MGP: Major vs Minor collectors are not identified in Schedule E.
4.1.3.b.iii	Schollen: Generally it is the position of the City not to illuminate trails. Lighting should not be considered in areas where habitats/species may be adversely affected.
4.1.3.b.v	Schollen: Refer to comment on Policy 4.1.3.b.iii regarding illumination of trails.
4.1.3.b.iv	Poulos & Chung: Recommend Multi-Use Recreational Trails on all of the collector roads.
4.1.3.b.vii	MGP: Clarify how this will be implemented as some regional arterials are expected to remain rural cross sections.
5.0 Parks and Open Space	MGP: Add Policy 3.7 to 5.0.
5.1.b	MGP: Please clarify the source for 13.2-hectare figure. The minimum number should be deleted and parkland should be provided in accordance with parkland dedication requirements.
5.1.c	MGP: Delete last sentence and replace with “Park requirements are to be determined through the Block Plan process” to provide flexibility for detailed planning.
5.2.a	Schollen: Delete reference to 3.6.6.6 which refers to stormwater management.

5.2.c	Schollen: Replace “rectangular” with “regular” in shape and add “or open space” after “fronting public streets”. Due to the orientation and location of parks, many are adjacent to open space areas.
5.3 Parkland Dedication	LOG: This section will not be accepted until Section 7.3.3 of the VOP 2010 is approved.
5.3.iii	Stonybrook: Replace “Natural Heritage Network lands” with “Core Features”
5.3.a.iv	Schaeffers: This would not permit parkland credit for combination of park use and innovative SWM facility. Schollen: This would also limit LIDs.
5.3.a.v	MGP: Add “(unless approved within a park)”
5.3.b	LOG: Clarity required to understand how parkland shall be “unencumbered by pipeline safety buffers”. Suggest deleting “pipeline safety buffers”. Schollen: “Natural Heritage Network features” is used inconsistently in Secondary Plan Stonybrook: Replace “Natural Heritage Network features” with “Core Features”
5.3.c	MGP: Add new 5.3.c “Notwithstanding 5.3.a, strata parks and LID measures may be counted towards parkland dedication, subject to further analysis as part of the Block Plan and MESP process”.
5.3.d	LOG: Add new 5.3.d “Notwithstanding, the above, any portion of lands located within the TransCanada Pipeline easement or lands located west of the Trans Canada Pipeline easement within the Secondary Plan Area may be accepted as parkland dedication provided they are developed in conjunction with a programmable Neighbourhood Park.”
5.4 Privately Owned Public Space	Schollen: Delete “POPS complement the City’s Natural Heritage Network and public parks and open space system” as POPS cannot complement the NHN. LOG: Further elaboration is required as there is no reference to POPS in VOP 2010. Schollen: Replace “secured” in the second sentence with “subject to an agreement” as the POPS cannot be ‘secured’ by the City.
6.0 Natural Heritage Network	MGP: This section needs to be clarified as the NHN includes specific components listed in VOP 2010.
6.1.a	Stonybrook: Delete “and Greenbelt Plan” from heading. Greenbelt is included within NHN. MGP: Replace first sentence with “The Natural Heritage Network (NHN) includes the lands identified as Core Features, Enhancement Areas, Built-Up Valley Lands and lands in the Greenbelt Plan, except as modified in accordance with the policies of this Secondary Plan.” MGP: Replace “reflects” with “will reflect”.

	<p>MGP: At the end of "It reflects the components identified in Section 3.2.3 of the VOP 2010" add ", which includes Woodlands, Woodlands, Wetlands, Significant Valleylands, Significant Wildlife Habitats, permanent and intermittent streams, fish habitat, Species at Risk and their habitats, groundwater seeps and springs, and associated VPZs".</p> <p>MGP: Move remaining portion of paragraph to a new sub-policy b.</p>
6.1.b	<p>MGP: Since the Greenbelt Area currently shown entirely as Natural Areas and is defined to be part of the NHN, the last sentence of this paragraph implies the entire Greenbelt Area must be conveyed.</p> <p>MGP: Delete existing sub-policy b as it is combined with sub-policy a.</p> <p>MGP: New sub-policy b contains second half of sub-policy a from "The NHN will be refined..."</p> <p>MGP: Add "outer" before "boundaries of the Greenbelt Plan".</p> <p>MGP: Replace last sentence with "The City may seek conveyance into public ownership of Core Features, Enhancement Areas, Built-Up Valley Lands".</p>
6.1.e	<p>MGP: Replace "The NHN" with "In accordance with Policy 3.2.3.4 of the VOP 2010, the Core Features" and delete the "s" in "includes".</p> <p>Schollen: Capitalize "Provincially Significant Wetland" as it is a defined term.</p> <p>Stonybrook: Add ", valleylands and permanent and intermittent streams located" after "woodlands"</p>
6.1.f	<p>MGP: Delete "as identified on Schedule F of this Secondary Plan"</p> <p>Schollen: Delete "proves" and replace with "process".</p>
6.3 Interference with the Natural Heritage Network	<p>MGP: This doesn't appear to be a directive from Section 9.1.1 of the VOP 2010. Policy 9.1.1.8.c states: improving, where appropriate, the physical and visual access to Natural Areas.</p> <p>LOG: 25% minimum should no be for developable lands.</p> <p>LOG: Add "schools" after "stormwater management facility," and ", without amendment to this Plan" after "Block Plan Approval process".</p>
6.4	<p>Schollen: Delete "ensure" and replace with "achieve", and delete "otherwise protected" and replace "Natural Areas" with "natural features".</p> <p>Schollen: Replace "and maintain the overall land area" with "the ecological functions". Replace "Natural Areas" with "NHN" in 2nd sentence.</p> <p>Schollen: Delete "over and above the mandatory requirement to protect and enhance Natural Areas and replace with "consistent with Policy 3.2.3.1 of the VOP 2010 related to protection and enhancement of the NHN" in the 3rd</p>

	<p>sentence.</p> <p>Stonybrook: Delete “Notwithstanding, a”.</p> <p>Schollen: Replace “restricted” with “limited” and add “in terms of extent of ecological function” to end of 4th sentence.</p> <p>Schollen: Replace “features” with “lands”, add “enhance biodiversity,” after “habitat quality,” and add “to provide” after “or”.</p> <p>Schollen: Add “with designated Enhancement Areas” after “environmental works” in the 6th sentence. Replace “within the NHN and the” with “or the creation or”, add “permanent or intermittent streams, valley and stream corridors, fish habitat and significant wildlife habitats,” after “woodlands,” and delete “valley corridors and habitats within the NHN”.</p> <p>Stonybrook: In second paragraph, delete “additional”.</p> <p>Stonybrook: In final paragraph, delete “be evaluated through a collaborative process led by the City” and replace with “be identified through the completion of the MESP”. Insert “City,” after “in consultation with the”.</p> <p>Schollen: Add “relevant” before “Provincial ministries” in final sentence of policy.</p>
7.2 Community Core	<p>MGP: Replace “includes” in third sentence with “may include”.</p> <p>MGP: Delete last sentence in paragraph and add “The scale and components of the Co-Location Facility will be determined through the Block Plan Process”.</p>
7.3 Schools	MGP: Add Policy 3.8 to 7.3
8.2 Stormwater Management	<p>MGP: Add Policy 3.9.2 as modified.</p> <p>MGP: Clarify permission for innovative stormwater management strategies and dual use</p>
8.2.2	<p>Stonybrook: Add “and practical” after “wherever feasible” and replace “enhance” with “manage”.</p> <p>Stonybrook: The phrase “as measures to stormwater management systems and facilities” is unclear, has a word been omitted?</p> <p>Stonybrook: Further comments may be provided on this policy.</p>
8.2.3	<p>Schollen: Policy should provide flexibility, incentivize LIDs, and recognize permission for naturalized stormwater management facilities in VPZs.</p> <p>MGP: Same comment as Policy 2.1.b.3 regarding vegetation protection zones.</p>
8.3.3	Stonybrook: Delete “in flow stabilization and irrigation”.

8.4.1.d	Schollen: Community Core doesn't belong in Sustainable Development section.
8.4.1.e	Schollen: Impacts of climate change can't be accurately anticipated and timeframe is unpredictable.
8.4.2	<p>Stonybrook/MGP: Further discussion regarding goals and objective sources required. LOG has suggested changes for sub e and f.</p> <p>Stonybrook: Add new sentence "The management of runoff and recharge and implications to erosion and flooding in downstream areas have been addressed in the East Purpleville Creek Subwatershed Study." to end of section.</p>
8.4.2.e	Stonybrook: Delete "Maintain predevelopment recharge and run off in the" and replace with "Manage" and delete "scenario" and replace with "recharge and runoff".
8.4.2.f	Stonybrook: Delete "Not allow for any increase in erosion and flooding" and replace "Develop stormwater management plans to identify measures to minimize/manage erosion and flood risk"
9.1.2.a	Schollen: Schedule E does not include the proposed Super Trail that is part of the City's multi-modal network
9.4.4	Schollen: This may not be practical depending on the sequencing and structure of build-out. The requirement for the provision of temporary connections could be onerous if development parcels are disparate from one another during build-out.
9.6.3	<p>MGP: Since Greenbelt is entirely Natural Areas, this implies WHOLE Greenbelt must be conveyed. Flexibility required.</p> <p>MGP: Delete "the lands designated "Natural Areas" on Schedule B and E of this Secondary Plan which includes".</p> <p>Schollen: There is a need for clarity throughout the document and on the schedules related to the delineation of NHN lands, Natural Area, Greenbelt and Agricultural lands. Mixed terminology undermines the clarity of the document.</p>
Schedule A Secondary Plan Area	LOG: TCPL north-south easement (shown as TransCanada Pipeline and Compressor Lands) is not consistent with the existing easement.
Schedule B Land Use Plan	<p>MGP: Delete "(Potential future collector road subject to further study)" under "Active Transportation Connection".</p> <p>MGP: Natural Areas designation should be removed from the Greenbelt Area and the Greenbelt should apply as a designation.</p> <p>Stonybrook: Not all features shown as "streams" are streams; some are headwater drainage features. Remove HDFs from schedules.</p> <p>LOG: TCPL north-south easement (shown as Infrastructure & Utilities) is not consistent with the existing easement boundary.</p>
Schedule C Neighbourhoods	<p>MGP: Delete "(Potential future collector road subject to further study)" under "Active Transportation Connection"</p> <p>MGP: Natural Areas designation should be removed from the Greenbelt Area and the Greenbelt should apply as a</p>

	<p>designation.</p> <p>Stonybrook: Not all features shown as “streams” are streams; some are headwater drainage features. Remove HDFs from schedules.</p> <p>LOG: TCPL north-south easement (shown as Infrastructure & Utilities) is not consistent with the existing easement boundary.</p>
Schedule D Cultural Heritage Landscapes	<p>MGP: CHL 9 is not shown,</p> <p>Stonybrook: Not all features shown as “streams” are streams; some are headwater drainage features. Remove HDFs from schedules.</p>
Schedule E Multi-Modal Transportation Network	<p>MGP/Poulos & Chung: Identify Multi-Use Recreational Trails along collector streets.</p> <p>MGP: Natural Areas should be removed from the Greenbelt Area and the Greenbelt should apply as a designation.</p> <p>Stonybrook: Not all features shown as “streams” are streams; some are headwater drainage features. Remove HDFs from schedules.</p> <p>Schollen: Super Trail is not included.</p> <p>LOG: TCPL north-south easement (shown as Infrastructure & Utilities) is not consistent with the existing easement boundary.</p>
Schedule F Natural Heritage Network and Open Space System	<p>MGP: Natural Areas should be removed from the Greenbelt Area and the Greenbelt should apply as a designation.</p> <p>LOG: TCPL north-south easement (shown as Infrastructure & Utilities) is not consistent with the existing easement boundary.</p>
Schedule G TransCanada Station 130 Noise Influence Area	<p>Valcoustics: Replace “45 dBA” with “45 dBA Leq 1 hr”</p> <p>LOG: TCPL north-south easement (shown as Infrastructure & Utilities) is not consistent with the existing easement boundary.</p>