

# COMMITTEE OF THE WHOLE – JUNE 4, 2019

## COMMUNICATIONS

<u>Distributed May 27, 2019</u>	<u>Item No.</u>
C1. Memorandum from the Director of Economic and Cultural Development dated May 27, 2019.	29
<u>Distributed May 28, 2019</u>	
C2. Marion Ford dated May 27, 2019.	27
C3. Mr. Joe Caponio dated May 27, 2019.	27
C4. Ilva and Luigi Riccelli dated May 27, 2019.	27
C5. Ms. Theresa Molle dated May 27, 2019.	27
C6. Ms. Katherine Molle dated May 27, 2019.	27
C7. Ms. Barbara Boyd dated May 27, 2019.	27
C8. Ms. Marion D'Eathe dated May 27, 2019.	27
C9. Ms. Lia Westerlund dated May 27, 2019.	27
C10. Mr. Brian Pittman dated May 27, 2019.	27
C11. Ms. Kathryn Angus, Kleinburg & Area Ratepayers' Association dated May 27, 2019.	27
<u>Distributed May 29, 2019</u>	
C12. Memorandum from the Integrity Commissioner and Lobbyist Registrar dated May 27, 2019.	35
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C13. Mr. Robert A. Kenedy, President, MacKenzie Ridge Ratepayers' Association, dated May 27, 2019.	27
C14. Ms. Gina MacVeigh and Ms. Katharina Richter, Natural Resource Solutions Inc., Phillip Street, Waterloo, dated May 20, 2019.	2
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C15. Mark and Lorraine Inglis, Main Street, Kleinburg, dated May 28, 2019.	43
C16. Mr. Tom Pechkovsky, Coordinating Manager of Planning and Operations, York Catholic District School Board, Bloomington Road, Aurora, dated May 30, 2019.	34
<u>Distributed June 3, 2019</u>	
C17. Mr. Hiten Patel, Thornhill Woods Drive, dated May 31, 2019.	45
C18. Mr. Marcus Gagliardi, dated June 3, 2019.	34

### Disclaimer Respecting External Communications

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## COMMITTEE OF THE WHOLE – JUNE 4, 2019

### COMMUNICATIONS

#### Distributed June 3, 2019 (continued)

C19.	Ms. Kathryn Angus, President, Kleinburg & Area Ratepayers' Association, dated June 3, 2019.	2
C20.	Ms. Dunja Monaghan, Director of Transitional, Mental Health & Support Services, Vita Community Living Services and Mens Sana Families for Mental Health, Weston Road, Toronto.	Dep. 3
C21.	Memorandum from the Deputy City Manager, Planning and Growth Management dated May 31, 2019.	2
C22.	Ms. Julia Pierdon, Senior Planning, Weston Consulting, Millway Avenue, Vaughan dated June 3, 2019.	1

#### Distributed June 4, 2019

C23.	Member's Resolution from Mayor Bevilacqua, dated June 4, 2019.	Dep. 4
C24.	Presentation material from Altaf Stationwala, dated June 4, 2019.	Dep. 1
C25.	Ms. Kathryn Angus, President, Kleinburg & Area Ratepayers' Association, dated June 4, 2019.	2
C26.	Ms. Elvira Caria, dated June 4, 2019.	2
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C28.	Mr. Hiten Patel, dated June 4, 2019.	34
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C31.	Mr. Don Given, dated June 4, 2019.	2 & 4
C32.	Fuerza Latina Board Members, dated June 4, 2019.	Dep. 2
C33.	The Eco Committee and Social Change Makers of Thornhill Woods P. S., dated June 4, 2019.	Dep. 4
C34.	Petition.	Dep. 4

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**Please note there may be further Communications.**



memorandum  
C  
**COMMUNICATION**  
CW - JUNE 4/19  
ITEM - 29

**DATE:** MAY 27, 2019

**TO:** MAYOR MAURIZIO BEVILACQUA AND MEMBERS OF COUNCIL

**FROM:** DENNIS CUTAJAR, DIRECTOR OF ECONOMIC AND CULTURAL DEVELOPMENT

**RE:** REPORT NO. 20 ITEM NO. 29 COMMITTEE OF THE WHOLE – JUNE 4, 2019  
CORPORATE PROMOTIONAL ITEMS POLICY 02.C.03

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**Purpose**

To replace Attachment 1 – Corporate Promotional Items Policy 02.C.03 in Report No. 20 Item No. 29 of Committee of the Whole on June 4, 2019.

**Recommendation**

1. That Attachment 1 - Policy 02.C.03 in the report of the Interim City Manager dated June 4, 2019 be replaced with the attached revised version.

**Background**

Attachment 1 - Policy 02.C.03 in the report of the Interim City Manager dated June 4, 2019 contains minor tracked staff comments. The purpose of this Memorandum is to replace Attachment 1 with the attached clean (untracked) version. No content changes have been made to the published version of this Policy.

**Conclusion**

The development and adoption of the attached Policy provides guidance on the value of gifts from dignitary levels, to business and community presentations. Furthermore, it articulates a level of service that reflects mindfulness and respect for taxpayer dollars.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Dennis Cutajar'.

Dennis Cutajar  
Director of Economic and Cultural Development

Attachment 1: Corporate Promotional Items Policy 02.C.03



## CITY OF VAUGHAN

**CORPORATE POLICY**

POLICY TITLE: CORPORATE PROMOTIONAL ITEMS

POLICY NO.: 02.C.03

<b>Section:</b>	Accountability & Transparency		
<b>Effective Date:</b>	June 4, 2019	<b>Date of Last Review:</b>	Click or tap to enter a date.
<b>Approval Authority:</b>	<b>Policy Owner:</b>		
Council	Chief Corporate Initiatives & Intergovernmental Relations		

**POLICY STATEMENT**

A Policy guiding the acquisition and distribution of the City's Corporate Promotional Items supports a results-driven approach to relationship-building; corporate image; city-building; and economic, tourism, arts and cultural development.

**PURPOSE**

The City will use this Policy to guide its response to requests for Corporate Promotional Items by Council, external organizations, the General Public and staff in a manner that promotes accountability, transparency and fairness while enhancing the City image, and community pride.

**SCOPE**

This Policy applies to the Head of Council, Councillors, and City employees involved in the approval, acquisition, fulfillment and management of existing and future corporate promotional items. Purchases made by Councillors or Departments for their personal or operational uses (such as, public education awareness of City services) are outside the scope of this Policy. Gifts obtained through donation or sponsorship are out of scope of this Policy. The ceremonial Key to the City is outside the scope of this Policy.

**LEGISLATIVE REQUIREMENTS**

None.

**DEFINITIONS**

- 1. City:** The Corporation of the City of Vaughan.

**POLICY TITLE: CORPORATE PROMOTIONAL ITEMS**

**POLICY NO.: 02.C.03**

2. **Corporate Promotional Items:** City-owned branded and unbranded merchandise purchased in bulk or small quantity by the City, including general merchandise and dignitary gift items.
3. **Councillor:** Elected representative of Vaughan City Council, and their respective office.
4. **Department:** A City administrative unit described in the City's organizational structure.
5. **Dignitary:** High-ranking representative(s) of a Canadian and/or foreign business, government, non-government organization, and/or cultural institution visiting the City; or, that may be visited by representatives of the City in an official capacity, such as: an outbound delegation, special ceremonies of local business and community organizations (e.g., grand opening, milestones, and other similar events), or other related City events and activities.
6. **ECD:** Economic and Cultural Development Department.
7. **Employees:** All employees of the City.
8. **External Organization:** Entities external to the City with an identified common economic and/or cultural interest with the City and may include municipal and senior government (including their domestic and foreign agencies), non-government organizations (NGO), industry associations, business associations, boards of trade, chambers of commerce, not-for-profit agencies, boards and commissions, MP and MPP offices, or other community and industry-based not-for-profit entities.
9. **General Public:** An individual(s) or organization(s) that do not have a common economic or cultural interest with the City and is not considered an External Organization.
10. **Head of Council:** Mayor of the City.
11. **Vendor:** Suppliers of Corporate Promotional Items.

**POLICY**

A formal policy to govern requests for Corporate Promotional Items invites transparency, fairness and efficiency in considering and fulfilling these requests, with an emphasis on developing relationships that further economic prosperity, social and/or cultural opportunities in the City.

**POLICY TITLE: CORPORATE PROMOTIONAL ITEMS**

**POLICY NO.: 02.C.03**

### **1. Corporate Promotional Items**

- 1.1. Should promote a positive corporate image.
- 1.2. Quality goods shall be purchased at a cost that provides the best value for the City and following the Corporate Procurement Policy.
- 1.3. The selection of new Corporate Promotional Items shall be approved by the Mayor or the City Manager (or designate) on an annual or as-needed basis depending on stock levels, budget availability and custom requests.
- 1.4. Distribution should reflect a level of fairness amongst external organizations.
- 1.5. Requests for Corporate Promotional Items shall comply with the Corporate Promotional Items Procedures PRC.09.

### **2. Dignitary Gifts – Head of Council**

- 2.1. ECD may purchase non-bulk or customized dignitary gifts on behalf of the Mayor as Head of Council.
- 2.2. Dignitary gifts shall not exceed a nominal per unit cost as stated in the Corporate Promotional Items Procedure
- 2.3. Dignitary gifts shall be presented by the Mayor, except:
  - 2.3.1. In the Mayor's absence, a designated Councillor, or designated members of the Corporate Management Team (CMT) or Senior Management Team (SMT) may present a dignitary gift.
  - 2.3.2. In extraordinary situations when CMT or SMT staff meet with a dignitary in the absence of the Mayor, or a Councillor, and a gift exchange occurs, senior City staff (i.e. CMT or SMT member) may present a dignitary gift from the Corporate Promotional Items inventory. The Mayor's Office shall be advised about the presented dignitary gift and the name of the dignitary, to avoid future duplication.

### **3. Business Gifts**

- 3.1. The Mayor, Councillors or City staff engage in routine visits to Vaughan-based businesses as part of the City's economic development and community promotion mandate. For these types of business visitations, a City information kit may be

**POLICY TITLE: CORPORATE PROMOTIONAL ITEMS**

**POLICY NO.: 02.C.03**

presented at each meeting, including a City pin, and a City pen or equivalent stock sourced from the Corporate Promotional Items inventory.

#### **4. General Public Sales**

4.1 Corporate Promotional Items are available for sale to the General Public. An order form is required to be completed, and payment shall be made by the customer at a point-of-sale location in the Civic Centre, including the Cashiers.

4.2 General Public sales are final sale, unless items are deemed defective.

#### **5. External Organization Requests**

5.1. Giveaway requests from External Organizations are to be received by the ECD by way of a completed Giveaway Request Form.

5.2. Giveaway items shall be capped to a nominal number of units per organization, on an annual basis.

5.3. Giveaway items may include:

- Pins
- Pencils

#### **6. Accountability/Financial Responsibility**

6.1. ECD shall conduct a physical inventory count on a semi-annual (June 30) and annual basis (December 23).

6.2. Pursuant to applicable City by-laws, policy and procedures, ECD shall write-off at year-end, and then donate, auction, recycle or dispose of Corporate Promotional Items that are deemed obsolete by the Department Head and Chief of the Portfolio.

6.3. The value of Corporate Promotional Items is not deemed to be material under general accounting principles and shall not require reporting to the Finance Department.

6.4. Expenses related to Corporate Promotional Items are funded by the Council-approved annual Economic and Cultural Development Budget.

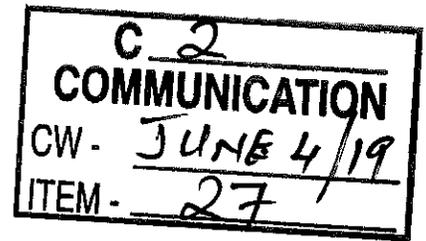
#### **ADMINISTRATION**

*Administered by the Office of the City Clerk.*

**POLICY TITLE: CORPORATE PROMOTIONAL ITEMS**

**POLICY NO.: 02.C.03**

<b>Review Schedule:</b>	Other (specify) Term of Council	<b>Next Review Date:</b>	January 2, 2023
<b>Related Policy(ies):</b>	02.C.02 – Inbound & Outbound Delegations, 02.C.01 – Cultural & Economic Partnerships, 13.A.02 – Employee Code of Conduct, CL-012 – Council Member Expense Policy, PS-003 Corporate Procurement Policy		
<b>Related By-Law(s):</b>			
<b>Procedural Document:</b>	PRC.09 – Corporate Promotional Items		
<b>Revision History</b>			
<b>Date:</b>	<b>Description:</b>		
Click or tap to enter a date.			
Click or tap to enter a date.			
Click or tap to enter a date.			



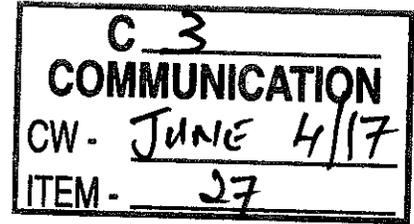
**From:** Marion Ford <[REDACTED]>  
**Sent:** Monday, May 27, 2019 7:07 AM  
**To:** lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>  
**Subject:** re HSAP

**"I am against changes to the current LPAT system and I vote NO to the new proposed legislation called Housing Supply Action Plan. The provincial government must stop the proposed Housing Supply Action Plan legislation now. The public deserves to be heard and it's your responsibility to ensure that we are heard."**

*Have been in the UK and came home last night to see this in my email...  
thank you for your actions on our behalf.*

*Marion Ford*

**From:** joe.caponio joe.caponio <[REDACTED]>  
**Sent:** Thursday, May 23, 2019 9:44 PM  
**To:** lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>  
**Subject:** I vote NO to the proposed changes to the LPAT system



Ms lafrate

Please be advised that I am against changes to the current LPAT system and I vote NO to the new proposed legislation called Housing Supply Action Plan. The provincial government must stop the proposed Housing Supply Action Plan legislation now. The public deserves to be heard and it's your responsibility to ensure that we are heard.

Respectfully,

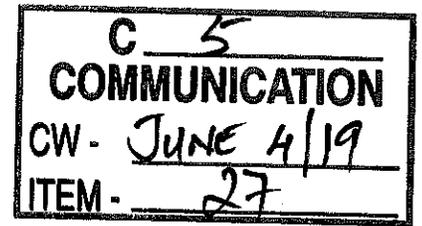
J.Caponio

**From:** Ilva Riccelli <[REDACTED]>  
**Sent:** Saturday, May 18, 2019 9:08 AM  
**To:** lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>  
**Subject:** I vote NO



Ms lafrate

I am against changes to the current LPAT system and I vote NO to the new proposed legislation called Housing Supply Action Plan. The provincial government must stop the proposed Housing Supply Action Plan legislation now. The public deserves to be heard and it's your responsibility to ensure that we are heard.  
Your constituents,  
Ilva and Luigi Riccelli



From: Theresa Molle <[REDACTED]>

Sent: Saturday, May 18, 2019 8:44 AM

To: [nathan.mcmillan@pc.ola.org](mailto:nathan.mcmillan@pc.ola.org); lafrate, Marilyn <[Marilyn.lafrate@vaughan.ca](mailto:Marilyn.lafrate@vaughan.ca)>;  
[michael.tiboloco@pc.ola.org](mailto:michael.tiboloco@pc.ola.org); [doug.fordco@pc.ola.org](mailto:doug.fordco@pc.ola.org); [kara@kara-inc.ca](mailto:kara@kara-inc.ca)

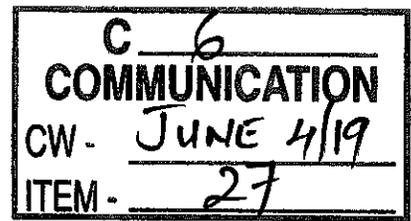
Subject: Housing Supply Action Plan

I am against the changes to the current LPAT system and I vote NO to the new proposed legislation called Housing Supply Action Plan. The provincial government must stop the Housing Supply Action Plan legislation now. The public deserves to be heard and it is your responsibility to ensure that we are heard.

This province is a democracy whereby all participants must be acknowledged and the environment respected; and, the decisions rendered a benefit to all.

Theresa Molle.

Sent from my iPad



**From:** Katherine <[REDACTED]>

**Sent:** Friday, May 17, 2019 1:58 PM

**To:** [nathan.mcmillan@pc.ola.org](mailto:nathan.mcmillan@pc.ola.org); Stephen Lecce <[stephen.lecce@pc.ola.org](mailto:stephen.lecce@pc.ola.org)>

**Cc:** Barbieri, Enza <[Enza.Barbieri@vaughan.ca](mailto:Enza.Barbieri@vaughan.ca)>; Rosati, Gino <[Gino.Rosati@vaughan.ca](mailto:Gino.Rosati@vaughan.ca)>; lafrate, Marilyn <[Marilyn.lafrate@vaughan.ca](mailto:Marilyn.lafrate@vaughan.ca)>; Mary Anne Arthur <[kara@kara-inc.ca](mailto:kara@kara-inc.ca)>

**Subject:** No to Supply Action Plan

**Good Day Gila Martow, and Stephen Lecce,**

**"I am against changes to the current LPAT system and I vote NO to the new proposed legislation called Housing Supply Action Plan. The provincial government must stop the proposed Housing Supply Action Plan legislation now. The public deserves to be heard. Please help deliver this message!**

Thank You Kindly,

Katherine Molle

Sent from my iPhone

**From:** Boyd, Barbara <Barbara.Boyd@diageo.com>  
**Sent:** Friday, May 17, 2019 1:29 PM  
**To:** lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>  
**Subject:** Stop the HSAP



**Dear Marilyn,**

**I am against changes to the current LPAT system and I vote NO to the new proposed legislation called Housing Supply Action Plan. The provincial government must stop the proposed Housing Supply Action Plan legislation now. The public deserves to be heard and it's your responsibility to ensure that we are heard.**

**Please ensure our voices are heard. Best, Barbara Boyd**

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This footnote also confirms that this email has been scanned for all viruses by the Proofpoint Email Security service.

<http://www.diageo.com>



**From:** Marion D'Eathe <mdeathe@kdatvianhome.com>  
**Sent:** Friday, May 17, 2019 1:01 PM  
**To:** lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>  
**Subject:** LPAT

I am against changes to the current LPAT system and I vote NO to the new proposed legislation called Housing Supply Action Plan. The provincial government must stop the proposed Housing Supply Action Plan legislation now. The public deserves to be heard and it's your responsibility to ensure that we are heard."

*Marion D'Eathe*  
Kleinburg Area Resident.



**From:** Lia Westerlund <[REDACTED]>  
**Sent:** Friday, May 17, 2019 12:10 PM  
**To:** lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; nathan.mcmillan@pc.ola.org  
**Subject:** Housing Supply Action Plan

Mrs lafrate and Ms. Martow,

As a 25-year resident of Kleinburg proper, a community that has been severely and negatively impacted by rampant and fairly uncontrolled development, I am against changes to the current LPAT system and I vote NO to the new proposed legislation called Housing Supply Action Plan. The provincial government must stop the proposed Housing Supply Action Plan legislation now. The public deserves to be heard and it's your responsibility to ensure that we are heard. It is also the municipal government's responsibility to listen.

Regards,

Lia Westerlund  
[REDACTED]  
Kleinburg, Ontario  
L0J 1C0

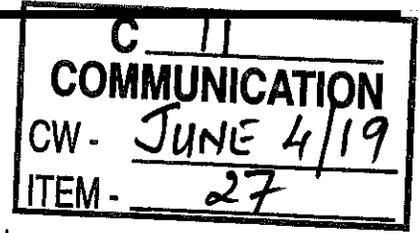


From: brian pittman <[REDACTED]>  
Sent: Friday, May 17, 2019 11:34 AM  
To: lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>  
Subject: NO to changes in Provincial legislation

Hi Marilyn,  
Please add my voice to the fight against proposed Provincial legislation which would put development decisions back into the hands of a body resembling the old OMB which essentially ignored local concerns and frequently decided in favour of the developer.  
This Provincial Government seems to give little thought to aesthetic or environmental values.  
Brian Pittman, Kleinburg resident since 1963.

**Britto, John**

**From:** lafrate, Marilyn  
**Sent:** Tuesday, May 28, 2019 12:14 PM  
**To:** Clerks@vaughan.ca  
**Cc:** Ciampa, Gina  
**Subject:** FW: Letter to Premier re Bill 108  
**Attachments:** Submission to the Premier of the Province of Ontario.docx



**Follow Up Flag:** Follow up  
**Flag Status:** Completed

I have been asked that this be included as correspondence **for next week's CW Item #27.**

Thanks.

**From:** Kathryn Angus <[REDACTED]>  
**Sent:** Tuesday, May 28, 2019 11:59 AM  
**To:** lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>  
**Subject:** Letter to Premier re Bill 108

Good morning Marilyn please see the attached, this is what KARA sent to D. Ford, S. Lecce and Mayor et al thanks Kathryn

## **Submission to the Premier of the Province of Ontario**

### **regarding the proposed Ontario Bill 108 (*More Homes, More Choice Act*)**

Bill 108, also known as “More Homes, More Choice Act”, represents a major shift backwards for all municipalities and is detrimental to residents in two major areas;

1. The new Bill reverses long sought-after changes in how land use planning decisions are made. After years of municipalities finally obtaining control of local land use planning decision, we are now reverting back to a system, under the previous Ontario Municipal Board (OMB), where unelected provincial appointees will make planning decisions with little regard to the wishes local communities.

This process will only serve the interests of land developers who can afford expensive OMB appeal hearings and sideline elected municipal councils and their constituents. This is also fundamentally wrong under the principles of a democratic society.

2. The new Bill 108 is a “Downloading Bill” disguised as a home development bill which will push more costs down to property owners, resulting in higher property taxes. Currently, the Planning Act provides municipalities with three important growth management tools, with the underlying principle that growth should pay for growth, which are;
  - a. Section 37 allows cities to extract cash or in-kind benefits for the local area where a larger development has been proposed through negotiations
  - b. Section 42 allows planners to demand parkland on the site of a development or cash-in-lieu of parkland, where appropriate.
  - c. Development charges, which are fees all developers pay on top of Sections 37 and 42 at the time they get their building permits in order to help cover the cost of infrastructure and services to support the new building, such as transit lines, water and sewer mains, and policing.

Bill 108 threatens to undermine the principle of growth paying for growth in that it proposes to replace Section 37 to create one new “community benefits charge” while restricting municipalities from using both the new Section 37 and the parkland Section 42, resulting in an either-or scenario.

Bill 108 also changes how development charges work, allowing them to only apply to infrastructure such as sewers and subway lines but not libraries and child care facilities.

The province does not believe that child care is critical and refers to it as a soft service that can be paid for out of the new community benefits charge. This is fundamentally wrong, especially in the 905 area where child care is very important for working mothers. Furthermore, the new development charge would be capped at a yet to be determined value of the overall development.

The net result of all of this is provincial downloading on to municipalities across the province. There is only one outcome when developers pay less for parks and development fees, and that is higher property taxes for home owners to make up the difference.

Let us not be fooled by Bill 108 just as we were not fooled by Bill 66. If Bill 108 passes as is, municipalities will have less "say" in planning decisions and pay higher property taxes to make up for lost funds for services provided for under the current Planning Act.

Whether we like it or not, intensification (the concentration of the number of people within a given area) has become a way of life in our community and there is a legitimate demand in many cases. But we do not find that this is the issue in question. The issues are:

1. what is a legitimate demand and,
2. who should decide.

Under the current system called Local Planning Appeal Tribunal (LPAT), the former Liberal provincial government put land use decision-making power back into the hands of elected local governments and the communities they serve. LPAT replaced the former Ontario Municipal Board (OMB). The OMB system did not best serve the needs of local communities because it was made up of government appointed members who had no responsibility or accountability to the communities their decisions affected. In fact, the OMB often rendered decisions contrary to the recommendations of local governments, planning departments and the community.

Developers were well aware of this and used the OMB to reverse local council, planning department or community recommendations and decisions. Developers became fairly confident that if they appealed local government/planning

department decisions that did not favour their proposals regarding density, height, etc., the OMB was likely to approve their proposals. We, the community, had very little protection against OMB decisions and it was extremely expensive to fight them. Under the current system Local Planning Appeal Tribunal (LPAT), the municipalities join in the decision making, through elected representatives, and have more control over what happens in their area.

Your government is proposing to cancel LPAT and introduce another new process, Housing Supply Action Plan, that closely mimics the old OMB process of land use decision making.

This proposed bill may also lead the way for the reintroduction of legislation similar to Bill 66. If you remember, Bill 66 was introduced by your provincial government and would have allowed for the development of our fragile wet lands and greenbelt. That would have had devastating effects on the environment. Communities and local governments rallied against Bill 66 and it was quashed. Now your provincial government is trying to introduce another bill that takes decision-making power away from us.

Like Bill 66, the government is only allowing 30 days before this bill becomes law.

The Kleinburg & Area Ratepayers' Association has been very vocal at both Council and the province in our opposition to Bill 66 or any legislation that takes land use decision making power away from elected local government and therefore the community.

Aurora Mayor Tom Mrakas who was the former chair of the OMB reform committee was quick to call the proposal a "big mistake." He states, "The ability to manage growth in our communities has just taken a huge step backwards and it is unacceptable. Once again, an unelected, unaccountable body will get to decide what's best for our community when it comes to growth and development. Should the proposed legislation pass as is, municipalities will again be relegated to the sidelines when it comes to land-use planning decisions for their own communities."

Just like Bill 66, we should not allow your government to implement Housing Supply Action Plan without our input. We are calling upon our member of provincial parliament, S. Lecce, to demand this proposed bill be withdrawn, public meetings to hear from all communities must be held and the government must not allow this Bill to be put into law without our input. We are also asking our local councillor Marilyn Iafrate to petition the City of Vaughan Council, Committee of the Whole, to hold public meetings regarding this issue.

The public deserves to be heard and it's your responsibility Mr. Ford to ensure that we are heard."

Regards, Kleinburg & Area Ratepayers' Association



# memorandum

C	12
COMMUNICATION	
CW -	JUNE 4/19
ITEM -	35

**DATE:** Tuesday, June 4, 2019

**TO:** Mayor and Members of Council

**FROM:** Suzanne Craig, Integrity Commissioner and Lobbyist Registrar

**RE:** **AMENDMENTS TO THE CODE OF CONDUCT FOR MEMBERS OF COUNCIL, LOCAL BOARD AND COMMITTEES**  
Item 35, Report 20 - Committee of the Whole, June 4, 2019  
(Council May 1, 2019)

## Background:

At the Committee of the Whole meeting on April 2, 2019, the Committee recommended approval of the proposed Code subject to “adding language to the code portion clarifying the definition of Family Members.” There were questions raised about the definition of “Family Member”, as there are differences between the definition in the Code of Conduct for Members of Council, Local Boards and Committees and the Municipal Conflict of Interest Act (MCIA). It was recommended that the revised definition of “Family Member” be included in the Code of Conduct, and that the Integrity Commissioner would rely on the MCIA list of family members when reviewing Code of Conduct complaints in respect of sections 5, 5.1 and 5.2 of the MCIA.

At the May 1, 2019 Council Meeting, the Deputy City Manager, Corporate Services, in consultation with the City Clerk and the Integrity Commissioner, submitted the following:

1. That the definition of “Family Member” in the proposed “Code of Ethical Conduct for Members of Council and Local Boards” be revised as follows:
  - a. “Family Member”<sup>1</sup> means,
    - Spouse, common-law partner, or any person with whom the person is living as a Spouse outside of marriage
    - Parent, including step-parent and legal guardian
    - Child, including step-child and grandchild
    - siblings and children of siblings
    - aunt/uncle, niece/nephew, first cousins
    - in-laws, including mother/father, sister/brother, daughter/son
    - any person who lives with the Member on a permanent basis

<sup>1</sup> When considering whether a complaint triggers sections 5, 5.1 and 5.2 of the Municipal Conflict of Interest Act (MCIA), the Integrity Commissioner will adopt the definitions contained in the MCIA, section 3 in respect of an interest of certain persons deemed that of the Member.

At the May 1<sup>st</sup> Council meeting, Council raised concerns that the above-noted Code definition of “Family Member” was too broad and would put Members of Council at risk of unintended contraventions of sections 5, 5.1 and 5.2 of the MCIA. As a result, the approval of the updated

Code was deferred until the June 4<sup>th</sup> Committee of the Whole. There were Members who suggested that the definition of “Family Member” in the Code be the same as the definition set out in section 3 the MCIA.

### Analysis

In *Old St. Boniface Residents Assn Inc v Winnipeg (City)*, Sopinka J, writing for the majority of the **Supreme Court of Canada**, commented on the meaning of “conflict of interest”, as understood under common law:

I would distinguish between a case of partiality by reason of pre-judgment on the one hand and by reason of personal interest on the other. It is apparent ... that some degree of pre-judgment is inherent in the role of a councillor. That is not the case in respect of interest[...] It is not part of the job description that municipal councillors be personally interested in matters that come before them beyond the interest that they have in common with the other citizens in the municipality. Where such an interest is found, both at common law and by statute, a member of Council is disqualified if the interest is so related to the exercise of public duty that a reasonably well-informed person would conclude that the interest might influence the exercise of that duty. This is commonly referred to as a conflict of interest.<sup>1</sup>

The common law recognizes two types of conflicts of interest:

1. non-pecuniary private or personal interest, and
  2. pecuniary interest
- I. A ***Non-pecuniary conflicts of interest*** (or Code conflict):

may arise out of proximate personal relationship and it applies when a Member has associations or connections within the community such that the Member’s own interest might override the public interest when making a decision. In this scenario, a reasonably well-informed person would find that the Member might be influenced in the exercise of public duty by his or her personal interests. A Member ***should avoid*** non-pecuniary conflicts of interest. Even though at the conclusion of a Code investigation, the Integrity Commissioner may rule that a Member was influenced in their public duty by their personal interest and has therefore breached the Code, there is no ***requirement*** for the Member to declare a conflict as is the case under the rules of the MCIA. Non-pecuniary Code conflicts that, by definition, do not involve the potential for financial benefit, can be just as damaging to the public trust as conflicts that involve financial gain (or loss). In common law, a Council Member has a non-pecuniary conflict of interest if:

1. the member’s interest in the matter is immediate and distinct from the public interest;
2. it can be reasonably determined that the member’s private interest in the matter will influence his or her vote on the matter;

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<sup>1</sup> *Old St. Boniface Residents Assn Inc v Winnipeg (City)*, [1990] 3 SCR 1170 at para 55, Sopinka J

3. the member, or one of his or her relations or associates or otherwise, stands to realize a personal benefit from a favourable decision by Council on the matter; and
4. the potential benefit **to the member** is not financial in nature

In the Report of the Mississauga Judicial Inquiry by Commissioner J. Douglas Cunningham states that:

Optics are important. It is essential to consider how a reasonable person would view the actions of the municipal councillor. As Commissioner Jeffrey Oliphant put it in his 2010 Report:

Public office holders ultimately owe their position to the public, whose business they are conducting. Ensuring they do not prefer their private interests at the expense of their public duties is a fundamental objective of ethics standards.

In summary, the ethics standards to which Justices Bellamy, Cunningham and Oliphant refer, are set out in a Code of Conduct. A Code conflict occurs when a Member participates in activities that grant, or appear to grant, any special consideration, treatment, or advantage to an individual which is not available to every other individual.

- II. A **Pecuniary (Conflict of) Interest** (or MCIA conflict) has three prerequisites:
  1. the existence of a private **financial** interest;
  2. that is **known** to the Member of Council or Local Board; and
  3. that has a **direct link** to his or her public duties and responsibilities and that is **not in common with other electors or so insignificant** that it cannot be reasonably regarded as likely to influence the Member (or one of the other section 4 exceptions)

### Definition of “Family Member”

#### MCIA definitions:

The MCIA does not contain a definition of “Family Member” and only defines “child”, “parent” and “spouse”. However, section 3 of the MCIA provides that:

For the purposes of this Act, the pecuniary interest, direct or indirect, of a **parent** or the **spouse or any child** of the member shall, **if known to the member**, be deemed to be also the pecuniary interest of the member [emphasis added].

When the Integrity Commissioner receives a Code complaint alleging a contravention of section 5, 5.1 or 5.2 of the MCIA, the Integrity Commissioner will only consider a pecuniary (financial) interest direct or indirect of the Member, parent, spouse or any child, that is known to the Member. The Integrity Commissioner **will not consider the broader Code definition** of “Family Member” when investigating MCIA complaints.

### Code of Ethical Conduct definitions:

The Code has contained a definition of “Family Member” for the last 10 years, since it came into force in 2009. During the original discussions of the Accountability and Transparency Committee, Members decided to include in the guiding principles of the Code, a provision that prohibits the improper use of influence of their office. This prohibition is commonly known as a “Code conflict” and means that Members shall not extend, in their discharge of their official duties, preferential treatment to Family Members, organizations or groups in which they or their Family Member have a pecuniary interest. During the discussions of the Accountability and Transparency Committee and public consultations, the question arose as to whether any family member could potentially be the subject of the prohibition. The pivotal issue is not how far removed the lineage of the family member, but rather **whether a Member of Council is granting or appearing to grant preferential treatment to any individual (family member, friend, associate or otherwise) who may have a personal or financial interest in the matter being discussed at Council.**

In 2009, municipal Integrity Commissioners did not have statutory jurisdiction to receive or investigate MCIA complaints. At that time the receipt and enforcement of complaints alleging contraventions of the MCIA could only be received and investigated by the courts. The Code prohibition was the rule against which the Integrity Commissioner relied in Complaint Investigation Report #0114 in which the former Deputy Mayor was found to have breach the Code of Conduct by attempting to grant preferential treatment for the awarding of the City contracts to individuals with whom he had a personal relationship.

Code of Conduct and MCIA conflicts of interest lie on a continuum of conduct that engages important ethical and legal questions. Very importantly, from a practical point of view, a finding of breach of a Code conflict carries the potential penalty of up to 90 days suspension of pay, while the penalty for a finding of a breach of the MCIA can be the removal of office of a Member of Council and suspension from holding office for up to 7 years. Code contraventions, while significant, do not carry penalties as severe as MCIA contraventions. It is for this reason that the list of family members whose pecuniary interest trigger a MCIA contravention is restricted to those set out in the MCIA.

### Conclusion

In Madam Justice Bellamy’s Speech on the release of the Report of the Toronto Computer Leasing Inquiry on Monday, September 12, 2005, her comments included the following:

It was my job to unravel what happened, to find out what went wrong and most importantly, I think, to make recommendations that might prevent the Same or similar mistakes in the future.

[...]

In 214 day of hearings, I heard from 156 witnesses. I saw witnesses who had disgraced themselves, who had failed in their duty to the City, who had put self-interest first...This is a report to City Council, and through them, to the public. The story is an important one. It is really about democracy, and it should be of interest to every single member of the Toronto community because it is also about how the City spends the public’s money.

[...]

I consider the recommendations to be the heart of my report. They are what will ultimately affect the residents of the City the most. My recommendations are aimed at improving practices in governance, ethics, lobbying, and procurement. What this means is that they relate fundamentally to the integrity of municipal government and to the people who run it. The recommendations are the most hopeful part of the report. They are forward-looking and are offered with well-founded optimism that things are getting better and can continue to improve. They are directed to the City of Toronto, of course, but there are general principles that can apply to every other municipality in Canada and other levels of government.

#### Recommendation 30 – Preferential Treatment

30. Elected officials and staff should take all necessary steps to avoid preferential treatment or the appearance of preferential treatment for friends or family.

#### Recommendations 31-32 – Disclosure and Recusal

31. Councillors should not vote on any issue at Council or committee that puts them in a real or apparent conflict with their potential finances. They should declare their conflicts and recuse themselves.

32. Councillors should recuse themselves from matters that pose a real or apparent conflict with the finances of their spouse, parents and siblings.

The Code definition of “Family Member” has not changed since the Code came into force in 2009. The only change that is being recommended to the definition of “Family Member” in the updated Code, is to add a footnote to clarify that “when considering whether a complaint triggers sections 5, 5.1 and 5.2 of the Municipal Conflict of Interest Act (MCIA), the Integrity Commissioner will adopt the definitions contained in the MCIA, section 3 in respect of an interest of certain persons deemed that of the Member. This means that when investigating MCIA complaints, the Integrity Commissioner **will only** consider pecuniary interests of the Member’s child, parent or spouse.

This recommended addition of the footnote in the revised Code will bring clarity to the definitions being used in the Code of Conduct for Members of Council, Local Boards and Committees and in the interpretation of the Municipal Conflict of Interest Act.

Understanding and managing the above-noted concepts is fundamental to risk management within municipal government and imperative to maintaining the public trust regarding the accountability of elected officials. It is essential that municipal government operate with a clear understanding of acceptable and unacceptable conduct.

The effect of restricting the Code definition of “Family Member” will mean that the guiding principle of the Code that states:

Members shall not extend, in their discharge of their official duties, preferential treatment to Family Members, organizations or groups in which they or their Family Member have a pecuniary interest.

Will be changed to read:

Members shall not extend, in their discharge of their official duties, preferential treatment to their [spouse, their parent or their child], organizations or groups in which they or their [spouse, their parent or their child] have a pecuniary interest. However, extending preferential treatment to any other Family Member that is not a spouse, their parents or their child] is allowed under the Code.

This is not the intent of Part V.I of the Accountability and Transparency section of the *Municipal Act*. The Province of Ontario amended the *Municipal Act* in 2006, adding Part V.I, as a direct result of the recommendations of the Honourable Madam Justice Denise Bellamy and the Toronto Computer Leasing Inquiry. The recommendations of the Bellamy Report were to include “family and friends” and the “family” was not intended to be limited to “spouse”, “parent”, “child”.

#### **Options for Amendments to the Code regarding the definition of “Family Member”**

##### Option 1: *Recommended Option*

Use the current Code definition of “Family Member” and add the footnote to clarify that: when considering whether a complaint triggers sections 5, 5.1 and 5.2 of the Municipal Conflict of Interest Act (MCIA), the Integrity Commissioner will adopt the definitions contained in the MCIA, section 3 in respect of an interest of certain persons deemed that of the Member.

##### Option 2:

Use another Code definition of “Family Member”.

If Council chooses Option 2 and decides to adopt another Code definition, the Integrity Commissioner respectfully invites Members to carefully consider the recommendations of both Justice Bellamy and Justice Cunningham in the Toronto and Mississauga public inquiries<sup>2</sup> and the intent of Part V.I of the *Municipal Act*.



Suzanne Craig  
Integrity Commissioner

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<sup>2</sup> The Bellamy Inquiry Report and the Mississauga Inquiry Report contained numerous Recommendations including: Councillors and staff should take all necessary steps to avoid preferential treatment or the appearance of preferential treatment for friends or family



**From:** <[rkenedy@yorku.ca](mailto:rkenedy@yorku.ca)>  
**Date:** May 30, 2019 at 6:29:34 AM EDT  
**To:** <[doug.ford@pc.ola.org](mailto:doug.ford@pc.ola.org)>

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**From:** Robert Kenedy <[rkenedy@yorku.ca](mailto:rkenedy@yorku.ca)>  
**Subject:** Mackenzie Ridge Ratepayers Association Submission to the Premier of the Province of Ontario regarding the proposed Ontario Bill 108 (More Homes, More Choice Act)  
**Date:** Thu, 30 May 2019 06:29:31 -0400

\*Mackenzie Ridge Ratepayers Association \*

\*Submission to the Premier of the Province of Ontario\*

\*regarding the proposed Ontario Bill 108 (/More Homes, More Choice Act)\*

We believe that Bill 108, also known as "More Homes, More Choice Act", is another example of retrograde policy change that has negative implications for all municipalities and is detrimental to residents in 10 different ways that have been outlined by the Ontario Greenbelt Alliance and others:

1. Limiting or excluding meaningful public participation. Proposed amendments limit or exclude public participation in Environmental Assessments and at the Local Planning Appeals Tribunal (LPAT - formerly the OMB). Local knowledge is valuable and public involvement fundamental to democratic decision making.
2. The changes in Bill 108 impact taxpayers and homebuyers. See the Town of Whitby report below, "Although much of the financial impact on municipalities will not be known until the regulations have been passed, the proposed changes resulting from Bill 108 appear to have significant financial impacts on municipalities and future debt levels by shifting costs from developers to the taxpayer." For instance, changes to the Development Charges Act (Schedule 3) download costs to municipalities, place restrictions on how growth-related funding may be used and limits future parkland in cities. LPAT changes also affect taxpayers and homebuyers. LPAT hearing are expensive, often costing millions of dollars. Developers recover hearing costs through development charges (passed onto homebuyers, adding to the cost of new homes).

Municipalities also incur substantial costs in LPAT, OMB hearings. Taxpayers fund municipal participation at the OMB. There are further changes under Bill 108 that require municipalities to defer payment of development charges for commercial and industrial developments. This policy would allow developers to benefit at the expense of taxpayers since Bill 108 would require municipalities to finance the obligations of developers over five years. See Town of Whitby Bill 108, Item

.3 <https://whitby.civicweb.net/Portal/MeetingInformation.aspx?Org=Ca&Id=1643>

3. Growth Plan <<https://www.ontario.ca/document/place-grow-growth-plan-greater-golden-horseshoe>>changes allow settlement boundary expansions onto farmland. In southern Ontario we are already losing 175 acres of farmland daily mainly to urbanization. Firm urban boundaries give farmers and farming businesses certainty and encourage investment. Opening up Ontario to development creates an unpredictable business environment for small business including farm businesses. Link to Farmland at Risk, <https://ofa.on.ca/resources/farmland-at-risk-report/>

4. Return to the OMB, schedule 9 and 12 of Bill 108. Going back to the old OMB system under the new name, Local Planning Appeal Tribunal. The provincial changes promise to speed up housing approvals and also limit citizen participation. But we have evidence that under the old OMB developer led appeals delayed housing starts <<https://environmentaldefence.ca/wp-content/uploads/2019/01/Streamlining-the-Planning-System-Setting-the-Record-Straight.docx>>by 3 years on average and returning to hearings de novo, results in longer hearings. Returning to the old OMB rules also threatens to undermine municipal decision making, delays the implementation of Official plans, increases the cost of housing (through delays and the cost of hearing that are borne by buyers), delays construction and limits public participation. Link to Hamilton Spectator article, <https://www.thespec.com/opinion-story/9343807-editorial-ontario-tilts-the-playing-field-in-favour-of-developers/Ottawa> Citizen, <https://ottawacitizen.com/opinion/columnists/leiper-ontarios-bill-108-undercuts-sensible-community-based-planningCity> of Toronto planning report and presentation,

5. Conservation Authorities Act, Schedule 2 of Bill 108 makes significant changes to the CA Act that reduce the autonomy of CA's, increase the power of the Minister and reduce the ability of CA's to perform their core mandate of conserving, restoring and managing the natural resources of Ontario's watersheds. Overall changes limit CAs to regulate flooding and related hazards – while simultaneously

reducing provincial funding for same. Currently municipalities rely on planning advice from CA's to understand the impact of development applications on watershed systems and natural features. Most disconcerting is the consistency between the policy changes developers wanted and what the province is proposing. Overall, the changes politicize delivery of the core mandate of CA's by providing

broad discretion for the Minister to arbitrarily set future restrictions solely via regulation. Link to CA submission CELA

and EDC. <https://d36rd3gki5z3d3.cloudfront.net/wp-content/uploads/2019/04/ERO-013-4143-ESA-review-submission-FINAL.pdf?x90927>

6. Endangered Species Act- Schedule 5 of Bill 108 threatens protections for the province's most vulnerable plants and animals. The amendments ease protections for species at risk making it easier for industry and developers to proceed with activities that harm these species and their habitats such as pits, quarries and housing. These changes do not protect species at risk as some government publicity suggests. Link to ESA submission Ontario Nature, <https://ontarionature.org/wp-content/uploads/2019/05/ERO-013-5033-ESA-May-18-2019.pdf>

7. Provincial Policy Statement changes- At this time it is unclear what changes will be made to the Provincial Policy Statements. The PPS establishes provincial policy interests that guides municipal plans.

The last review of the PPS was finalized in 2014 after years of extensive stakeholder consultation. At that time climate change was deemed an area of provincial interest. Changes to the PPS could negatively affect municipal plans and LPAT decisions.

8. Environmental Assessment Act, Schedule 6 changes Schedule 6 in Bill 108 exempt potentially important projects/activities from an assessment of environmental impacts. It politicizes the EA process by allowing the Minister to exempt other projects – and to revise public participation rules – simply via regulation. Changes under Schedule 6 restricts the ability for citizens to request Part II Orders (i.e., bump up requests) based on constrained criteria again to be done simply via regulation. It allows for less time (via deadlines) for decisions on Part II Order requests and limits the conditions the Minister could impose. Overall, these changes affect the ability of citizens to have a say in potentially environmentally harmful activities, reduce the number of issues that are scrutinized under the EAA process and empower government regulations rather than a public process. <https://www.cela.ca/proposed-changes-Ontario-EA>

9. Regional Government Review- The province has appointed to special advisors to review some of Ontario's regional municipalities including Durham, Halton, Muskoka District, Niagara, Oxford County, Peel, Waterloo, York and Simcoe County, along with their lower-tier municipalities. In total, 82 upper and lower-tier municipalities are included in the review. According to the provincial website, the mandate of the advisory body is to provide expert advice to the Minister of Municipal Affairs and Housing and to make recommendations in the fall of 2019 to the government on opportunities to improve regional governance and service delivery. Many municipalities fear amalgamation will be the outcome of these changes limiting the number of Councillors (generally low paid and non-unionized) often results in hiring more staff to respond to citizens. We need to ensure studies are being done to understand the most effective model for local government. For more information go to <https://www.ontario.ca/page/regional-government-review>

10. Planning Act changes, Schedule 12. There are some good changes under Schedule 12, the Planning Act that encourage development around transit stations and support more rental housing. However, the limits to inclusionary zoning and community benefits present challenges to provide low income housing and provide needed community

amenities specifically in high density areas. Inclusionary zoning works. In the U.S., over 500 municipalities have rules in place that obligate private developers to include a percent of affordable units in their projects (due to industry failure to provide units affordable to many households – including rental).

Further amendments under Bill 108 removes the ability of municipalities to secure development charges for important community matters such as libraries and day care centres. Collectively, these changes significantly restrict the ability of municipalities to secure parkland and community facilities, forcing them to choose between parkland and community facilities, and substantially limit the overall value of parkland and community facilities/benefits. As communities intensify, these facilities and parkland are integral to creating healthy, stable and economically successful communities.

The changes to parkland are illustrated in the City of Toronto Bill 108 presentation. [www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-133165.pdf](http://www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-133165.pdf) <<http://www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-133165.pdf>> and [presentationwww.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-133199.pdf](http://www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-133199.pdf) <<http://www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-133199.pdf>>

We are calling upon MPP Lecce to demand this proposed bill be withdrawn. We also believe that public meetings need to be held in order to hear from all communities and that the government must \*not\* allow this Bill to be put into law without our input. In addition, we are asking Councillor Iafrate to petition the City of Vaughan Council, Committee of the Whole, to hold public meetings regarding this issue.

The public deserves to be heard and, Mr. Ford, it is your responsibility to hear our concerns and completely reconsider Bill 108.

Sincerely,

The Mackenzie Ridge Ratepayers Association, Vaughan, Ontario

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# NATURAL RESOURCE SOLUTIONS INC.

Aquatic, Terrestrial and Wetland Biologists

May 20, 2019

Project 2264A

David Donnelly  
Donnelly Law  
276 Carlaw Ave, Suite 203  
Toronto, ON M4L 3L1



Dear Mr. Donnelly:

**RE: Peer Review of Environmental Impact Study, 11063 & 11191 Hwy 27, City of Vaughan – East Kleinburg Developments Inc.**

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Natural Resource Solutions Inc. (NRSI) was retained by Donnelly Law in April 2019 to undertake a peer review of an Environmental Impact Study (EIS) that had been prepared to support the Official Plan Amendment (OPA) application for the proposed development located at 11063 and 11191 Highway 27 in the City of Vaughan, Region of York (Beacon 2017). East Kleinburg Developments Inc./1045501 Ontario Limited (the applicant) retained Beacon Environmental Limited (Beacon) to complete the EIS.

In addition to the EIS, that is dated April 2017, NRSI also reviewed the following documents in order to further understand the subject property and the proposed development:

- Kirby 27 Developments & East Kleinburg Developments Inc Functional Servicing Report (SCS Consulting Group Ltd. 2017)
- Response to Circulation Comments – East Kleinburg Developments Inc./1045501 Ontario Ltd. Official Plan Amendment Application (Beacon 2018)
- Official Plan Amendment Planning Opinion Report – 11063 & 11191 Highway 27, City of Vaughan (Malone Given Parsons Ltd. 2017)
- Addendum to Malone Given Parsons Ltd. Official Plan Amendment Planning Opinion Report (Malone Given Parson Ltd. 2018)

The peer review was completed through a desktop review of the reports, background information and relevant policy to ensure an informed review, followed by an assessment of the environmental rationale provided for the proposed development / OPA application. The documents were reviewed as a whole, as well as more specifically as they relate to Redside Dace (*Clinostomus elongatus*).

Comments on the EIS are presented below by report section.

## 2.0 Policy Review

- Section 2.1 – Provincial Policy Statement, states there is a Provincially Significant Wetland (PSW) to the east of the subject property, but does not mention the



Environmentally Significant Area (ESA) or Area of Natural and Scientific Interest (ANSI) (as identified under Schedule 3 of the City of Vaughan OP). The ESA and ANSI should be discussed.

- A review of Official Plan Amendment (OPA) 601 for Kleinburg-Nashville Community Plan should be provided.
- Section 2.3 – York Regional Official Plan (OP) states that the content and scope of an EIS is to be determined through a pre-consultation meeting and a Terms of Reference (TOR) shall be submitted to the approval authority early in the application process. Was a TOR completed for this EIS? If so, it should be Appended to the EIS. If not, was there a reason that one was not completed? Was the scope of the EIS field studies agreed to?
- Section 2.4 – City of Vaughan OP states the TOR of this EIS is in accordance with the environmental policies in the City's Environmental Management Guidelines. The TOR should be Appended to the EIS.
- A review of the federal *Fisheries Act* and *Species at Risk Act* should be included in the EIS.

### 3.0 Methodology

- Section 3.1 – Background Review, identifies the resources utilized to gather information for this project, but seems to omit several important wildlife atlases and sources which should be examined in order to fully inform a SAR screening and assessment. Examples of some of the resources which are typically reviewed include:
  - Ontario Butterfly Atlas (Jones et al. 2018)
  - Ontario Odonate Atlas (NHIC 2018)
  - Ontario Mammal Atlas (Dobbyn 1994)
  - Ontario Reptile and Amphibian Atlas (Ontario Nature 2018)
  - Atlas of the Breeding Birds of Ontario (BSC 2006)
  - Land Information Ontario (LIO) Metadata Management Tool (LIO 2019)
- In addition, a SAR assessment was not provided and it is not clear if one was completed for species that have the potential to occur within the subject property. Hence, it is not possible to ascertain if the assessment of potential SAR habitats was completed properly. Further clarification is requested. A screening/assessment of Significant Wildlife Habitat (SWH) within Ecoregion 6E Criteria Schedule has not been provided. This screening ensures that the potential presence of SWH, including Species of Conservation Concern (SCC) habitat, within the subject property is adequately addressed. The screening should be completed and appended to the EIS.
- Section 3.2 outlines the field investigations completed by Beacon on the subject property. There is no reference to a map which outlines the monitoring stations, or areas assessed; just an existing conditions map. A map showing the stations locations should be provided, which will help determine if the subject property was adequately assessed.
- Table 1 should list all surveys completed on all dates, as well as provide weather conditions, time of day, and biologist names who conducted the survey.
- Section 3.2, Table 1, indicates that Ecological Land Classification and Flora surveys were conducted on September 1, 10, and 22, 2015. Vascular flora inventories should be completed in 3 different seasons (i.e. spring, mid-summer and fall). Further clarification is requested on why it was done all within the fall season; many vegetation species would have been missed.
  - Section 3.2.1 indicates that floristic inventories were undertaken during all field surveys on the subject property. These should be listed in Table 1. Appendix D,

- which lists the vegetation species, does not list species by ELC community; this should be done.
- ELC data sheets should be appended.
- Section 3.2.3 indicates that the TRCA/CVC Guidelines for Headwater Drainage Features were followed, yet only 1 field visit was completed. It should be explained why the required 3 site visits were not completed, including the required first visit during the spring freshet. Was a headwater drainage feature (HDF) assessment report prepared and reviewed by the Toronto Region Conservation Authority (TRCA)? The report should be appended to the EIS, or at least referred to, as well as any pertinent comments from the TRCA.
- Section 3.2.6 - Bats states that there are no buildings on site that would be suitable for bats and that no bat surveys were completed for that reason. Were the trees within the subject property that have the potential to be impacted, assessed for cavities? It is NRSI's experience that Aurora District MNRF typically accepted Guelph District's methods for assessing bat habitat, which requires cavity assessments be completed on isolated trees (MNRF Guelph District – Use of Buildings and Isolated Trees by SAR bats Survey Methodology, October 2014). Although it is rare, coniferous trees can also provide potential roost habitats. Further clarification on bat assessments is required.

#### 4.0 Existing Conditions

- Section 4.1, does not include a description of Unit 25: SAS1, but should.
  - Section 4.2 – Provincially Significant Wetlands identifies the East Humber Wetland Complex as being east of the subject property. Having context such as distance away would be helpful, especially if there are potential impacts. Impacts to the PSW, however, are not discussed later in the document, which may mean there are no impacts expected. Further clarification is required.
- There is no discussion/description of the Significant Valleyland, ANSI, or ESA areas.
- No information on other species such as reptiles (snakes, turtles), mammals, bat cavities, butterflies, and damselflies and dragonflies. Information from the atlases should be utilized and summarized for the subject property.
- Section 4.3 - Flora – Butternuts, states that 20 Butternut trees were identified, of which 9 were planted. Information should be provided on the 11 Butternut that are protected by the Endangered Species Act (including location), and a summary of their health assessment and category should be provided. These results will inform the buffer assessment.
- Section 4.4 - Fish and Fish Habitat
  - The report should identify whether any of the ponds are connected to the East Humber River. It appears a culvert connects the small pond on the eastern edge of the subject property to the East Humber River. Details should be provided.
  - The EIS should identify whether or not the ponds provide habitat for fish.
- Section 4.5 – Geomorphology. NRSI reviewed Appendix E and has the following comments:
  - The culvert is identified as a 1.5m X 0.75m concrete box culvert. Photo 1 appears to show the culvert conveys a significant amount of water. Clarification should be provided as this relates to fish habitat and connectivity.
  - Figure 2 shows the culvert photo location as being within reach EHR-1, but a review of Google Earth and the Retrofit SWM Pond Figure 2.3 (FSR drawing) appear to show it in the second reach, EHR-2. Please provide clarification and ensure the meander width calculations take the culvert location into account.

- Summarized points within this section indicate meander belt width of 110m for EHR-2, but there is no mention of the recommended width for EHR-1 (the Geomorphic report identifies it as 85m).
- Section 4.6 – Headwater Drainage Feature (HDF) states that the HDF contributes flow to the East Humber River, which are unlikely from groundwater.
  - As there was only 1 HDF assessment completed for this feature, it is unknown whether it could support fish at any point during the year, or if it is ephemeral or intermittent. Further information should be provided.
  - This section states that there was no response from the MNRF on whether they would identify this feature as regulated Redside Dace habitat or not. Has a response been provided since the EIS was submitted in April 2017? The HDF may be identified as contributing habitat, which would have implications on the proposed development. Further information should be provided, including the management recommendation for the HDF.
- Section 4.8 – Bats
  - Information should be provided on whether the trees provide bat habitat. A cavity assessment should be completed and correspondence with the MNRF/MECP provided.
- Section 4.9 Amphibians and Other Wildlife

This section provides information on the amphibian breeding surveys, but does not list any other wildlife species. Were any other wildlife species observed, such as turtles, mammals, or butterflies? Further details should be provided.

## 5.0 Proposed Development

- This section states that one existing pond within the subject property will be retrofitted to provide stormwater management functions.
  - Within the Functional Servicing Report, it provides further information on what is being proposed for the development which should be referred to under the Proposed Development section of the EIS to ensure a full understanding.
  - Additional information on the SWM and where the bottom draw outlet would be, including appending the Retrofit drawing from the FSR to the EIS would assist readers in understanding what is being proposed.
  - The EIS indicates that a 3m deep permanent pool depth and bottom draw outlet will be constructed to supply cool outflow, but Figure 2.3 of the FSR shows the bottom draw going into the next small pond, to another proposed bottom draw outlet. Will this second pond also be modified? Has the MNRF/MECP affirmed this approach? The second pond and any works associated with it are within regulated habitat for Redside Dace.

## 6.0 Impact Assessment

- The impact assessment states that the proposed development limit respects the limit of development agreed upon with the TRCA. The SWM retrofit is not within the limit of development and is below the top of bank. Clarification is required.
- Section 6.1 Fish & Fish Habitat, states that there is no impact expected as it relates to Redside Dace habitat as all proposed development is outside of the regulated habitat (meanderbelt + 30m), including the existing pond that will be retrofitted to a SWM pond.
  - Is the pond that is being retrofitted to become a SWM facility currently connected to the eastern most pond, which outlets to the East Humber River? If yes, this would be direct fish habitat, and would be provided protection/require mitigation measures under the *Fisheries Act*.

- It should be clarified whether the HDF is considered regulated habitat for Redside Dace or not.
- The Retrofit SWM Figure 2.3 (FSR) shows that the proposed bottom draw outlet will be within the regulated habitat for Redside Dace. It shows a proposed outlet headwall within the small pond, and then another proposed bottom draw outlet connecting to the existing culvert that goes into the East Humber River. Were any assessments done on that culvert to show what temperature is currently discharging into the East Humber River? Is that culvert connected to the river or is it a barrier to fish? Will additional flow, even if minimal, result in erosion at the culvert exit? Is work going to occur within the small eastern pond to put the bottom draw culvert in? Is the existing culvert going to require any works? How will the bottom draw connect to the existing culvert? What is being done to protect fish while this work is occurring (i.e. turbidity monitoring)? Further information and clarification are needed.
- Temperature mitigation from the proposed SWM pond has been (somewhat) addressed in the EIS, but dissolved oxygen levels and turbidity have not, as related to Redside Dace requirements. These need to be addressed for the development, as well as for the construction phase of the development.
- The Geomorphic report indicates that there is evidence of active channel processes including extensive valley wall contact points and valley slope failure. Are any of those active channel process occurring around the culvert? Further information and clarification are needed with regards to the outlet location.
- The culvert location is identified in EHR-1, whereas it is actually in reach EHR-2 based on mapping. Is the mapping wrong and the report correct? This could change the meander belt width requirements. The report and maps should be clarified and/or corrected.
- Does the HDF provide indirect fish habitat, or does any part of it provide direct fish habitat closer to the East Humber River? Without knowing whether MNRFP (now MECFP) considers this occupied or contributing habitat it is difficult to determine if impacts will occur. Has MNRFP provided a response? MNRFP requested an Information Gathering Form be filled out when a better understanding of the proposed works were known, in order to determine SAR implications. Was this done? Was a response received? Correspondence with the MNRFP should be provided.
- Section 6.2 – Flora
  - The Butternut trees should be discussed in greater detail. Their locations are shown on Figure 2, but this does not differentiate between planted trees and trees protected by the ESA. The Butternut category should be depicted on Figure 2. The EIS should describe the implications of the naturally occurring Butternut.
  - Will the Hard-stemmed Bulrush be impacted by the proposed development? If so, the EIS should recommend it be transplanted.
  - Figure 3 shows a small portion of surveyed dripline, but there are other forested communities within the subject property where no dripline is shown. Please provide rationalization for this, or show the surveyed dripline where applicable.
- Section 6.3 Vegetation and Pond Removal, states that there are no impacts expected from vegetation removal except for the removal of SWD3-2 and MAM2-10 communities. No compensation has been proposed for any pond removal.
  - MAS2-1 is being removed as well, and should be detailed.
  - NRSI recommends that mitigation measures, such as a wildlife salvage occur prior to any pond removal.

- NRSI recommends compensation for tree removal.
- Vegetation removal should be addressed in relation to the Migratory Birds Convention Act, as well as the protection of SAR bats.
- Further information on how and where the water will be drained to should be provided to ensure no impacts to the East Humber River (e.g. due to turbidity levels).
- Section 6.4 - Breeding Birds, states that there will be no impacts to birds.
  - This section should recommend appropriate timing windows for development in relation to the Migratory Birds Convention Act.
  - Were the potential impacts to Barn Swallow habitat (i.e. areas they forage) assessed, such as pond removal? Discussions on construction related impacts should be provided. As ponds are to be removed where Barn Swallows likely forage, will the proposed buffers provide sufficient habitat for foraging? Will any recommendations be made with regards to buffer treatment/management to promote Barn Swallow foraging?
  - The EIS states no impact to Eastern Wood-pewee. Reference should be made to the appropriate buffer widths.
- Section 6.5 – Bats, states that there are no suitable vegetation communities or structures present, but as previously mentioned, there is no information on whether any cavity assessments were completed on any of the trees within the golf course. Further information is required to determine if any impacts are expected. Discussions with the MECP should occur prior to any tree removals as they relate to potential bat habitat. Appropriate timing windows should be cited to avoid impact to SAR bats.
- Section 6.6 – Amphibians, should recommend that a wildlife salvage be undertaken prior to pond removal.
- In general, the EIS does not provide sufficient detail on potential impacts to Redside Dace, bat SAR, or SWH, and hence, it is not possible to determine 'no impacts' to the species, the woodland, or the East Humber River. Specifically, the impact analysis should include the following information:
  - Additional information on the HDF, its assessment, management recommendation, and correspondence with the TRCA.
  - Information from MNR (now MECP) on SAR, including clarification on whether an Information Gathering Form was submitted for the SAR identified in the background review. Monarch should be addressed by the EIS.
  - More information should be provided on the proposed SWM pond, specifically related to Redside Dace and potential erosion. The EIS indicates that no work will occur within the meander belt, but mapping within the FSR shows some works within this area, which is regulated habitat for Redside Dace. The EIS must discuss current temperature coming from the culvert, as well as turbidity/water quality currently outletting from the ponds and address future conditions.
  - No information has been provided on indirect impacts, which are impacts associated with site conditions that have been altered due to development. These can include sedimentation and erosion, changes to groundwater and surface water flow patterns, changes to water quality, indirect impacts to wildlife (e.g. through noise, light), and indirect impacts to aquatic habitats. These should be discussed in the EIS.
  - Induced impacts should also be discussed in the EIS, which may include use of the area by residents and impacts from pets.

- It is our understanding that a Tree Inventory report was completed. This report should be compatible with appropriate bylaws and should consider potential impacts to breeding birds and SAR bats. This report was not made available to NRSI for review.

## 7.0 Recommended Mitigation Measures

- Terminology such as “reasonable measures” and “best efforts” may not be adequate when dealing with SAR such as Redside Dace. The *Guidance for Development Activities in Redside Dace Protected Habitat* document (MNRF 2016) outlines minimum thresholds that are required. These thresholds are listed in Section 7.4 of the EIS, yet the EIS does not provide a convincing argument that these thresholds will be met and therefore there will be no impact to Redside Dace. Information and correspondence from the MNRF (now MECP) should be included to identify the Ministry is satisfied by the approach presented. Monitoring of stormwater discharge should be recommended to ensure targets are being met.
- A spill response plan should also be prepared prior to commencement of construction.
- Appropriate timing windows for SAR bats should be discussed.
- Timing windows for turtles should also be reviewed as they may be utilizing the ponds for overwintering. Although no turtles were mentioned in the EIS, turtle surveys were not completed. A wildlife salvage for the ponds would benefit all wildlife inhabiting the ponds.
- No recommendations have been made to maintain or enhance the quality of the natural features on site. Recommendations could include buffer plantings, as well as transplanting the cultivated Butternut trees.

## 8.0 Policy Conformity

- Section 8.1 - Policy Conformity - PPS, notes that the wetland and top of bank were staked. Where is the wetland that was staked? Figure 2 identifies “MNRF Wetlands”. Were these wetlands evaluated according to provincial protocol? Was the MNRF consulted with regards to wetland removal? Correspondence with the MNRF in this regard should be provided and/or reported on in this EIS. The SWM pond retrofit is within the significant woodland and valley feature and this has not been addressed within the EIS.
- Section 8.2 – Greenbelt Plan. The EIS states the Greenbelt policies do not apply based on justification presented by MGP in a separate report. NRSI is not an expert in this area and recommends a Planner be retained to review the MGP Planning Justification Report for accuracy.
- The City of Vaughan OPA 601 has not been discussed within the EIS. OPA 601, Section 4.10.7.1 #8 indicates that the City shall require the restoration and re-vegetation of valley lands, and areas bordering streams and watercourses for new development, as a condition of approval for Plans of Subdivision. This has not been addressed in the EIS.
- Section 8.6 Endangered Species Act – It appears the MNRF (now MECP) has not been consulted with regards to Butternut or Redside Dace. In our opinion, the EIS does not provide enough details to ensure these species will not be impacted, however if the MNRF/MECP has provided approval, then NRSI does not have any further concerns.
- There is no discussion on the federal *Species at Risk Act* or the *Fisheries Act*. Redside Dace are listed federally as well, and a self-assessment and/or Request for Review is required for the proposed works within the high-water mark by the Department of

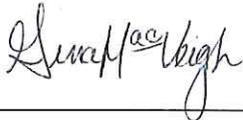
Fisheries and Oceans (DFO). The ponds, if connected to the Humber River, should be assessed to determine the need for further review.

It is NRSI's opinion that the EIS does not provide adequate information or a fulsome impact assessment to determine conformity with the applicable Acts and Policies. This especially applies to Redside Dace and the proposed SWM pond retrofit as it relates to work within the regulated habitat, turbidity, temperature, and erosion and sediment controls during pond removals and SWM retrofit works.

We trust that the information provided in this review is clear, but please do not hesitate to contact either of the undersigned with any questions or comments.

Sincerely,

Natural Resource Solutions Inc.



---

Gina MacVeigh, F.W.T  
Aquatic Biologist

and



---

Katharina Richter, B.E.S.  
Senior Biologist

May 28, 2019

Mayor Bevilacqua, Members of Council, Planning Dept.

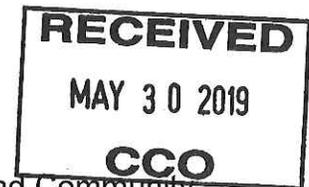
Vaughan City Hall  
2141 Major Mackenzie Dr.  
Vaughan, ON L6A 1T1



**Subject: 88 & 99 Nashville Road and Part of 10515 Highway 27 - Official Plan Amendment (OP.16.009) and Zoning By-law Amendment (Z.16.036) Applications**

Dear Members of Council:

Over the years, we have spent much time at Official Plan meetings and Community Consultations regarding the Kleinburg / Nashville Heritage Conservation District (KNHCD). The Official Plan (OP) should not be amended for the aforementioned applications, for the following community-based reasons.



*Rationale for preparation of the Official Plan:*

The rationale for the OP land use designation of Main Street Commercial on Nashville Road east of Regional Road 27 was to make sure that Kleinburg remains a Village Commercial entity. The commercial development on the northeast corner of Nashville Road and Regional Road 27 remains physically remote from the central Kleinburg commercial core. Yet, the tenants of the commercial property are members of the Kleinburg Business Improvement Area. They can only benefit from the chain of commercial entities that were envisioned in the OP. The OP was planned to ensure that Kleinburg remains a contiguous entity from Regional Road 27, along Nashville Road, and south along Islington to the anchor that is McMichael Gallery. Modifying the OP weakens that plan.

"Natural Areas" was an OP designation that responded to a key component that makes Kleinburg unique in Vaughan, and indeed, in Ontario. The two valleys of the Humber River, of which the subject property is a part, and their inherent treed banks, define a unique landscape that brings international visitors to Kleinburg and which have prompted our Council to call the Village the "Jewel of Vaughan".

*It Takes a Village:*

Renaming the Mixed Use OP designation to "Village Residential" does not make that land part of a Village. *It makes it a suburb!* The Village of Kleinburg needs more, not less, commercial space so that it does not become a one use (restaurant) space and so that it serves the growing community around it. The BIA should be interested in more commercial floor space to be sustainable. More floor space should reduce rents as basic economics would explain and lead to other than the spate of restaurants that are

slowly redefining Kleinburg. Kleinburg needs more commercial floor space so that there can be those stores that can serve us all, like corner stores and bakeries; something that we can walk to. The visibility of commercial enterprise at the entrance to the Village would provide notoriety, to the high volume traffic of Regional Road 27, of the Kleinburg Village location – an effective gateway to the Kleinburg commercial community.

#### *Transportation Issues:*

We cannot even get out of town by car at certain times of the day. We have to look at ways in which we can make this village more walkable. Access for vehicles to and from the site has not been fully addressed. The applicant's traffic study is not comprehensive and is inadequate in that it does not consider what the impact will be when / if the Doctor's House and the 14 other applications get approvals. Walkways need to be the connector between the intersection of Nashville Road and Regional Road 27. The OP envisioned this. But until commercial floor space is developed on Nashville, there is little connectivity. This project should expand the commercial realm and connect. And, sidewalk access to the plaza entrance across the street should be contemplated.

#### *Natural Areas:*

The applicant's changes also include removal of "Natural Areas"! Natural areas are what distinguish Kleinburg from other parts of Vaughan. If they take that away or erode the Natural Areas, it sets a precedent that will snowball. There are 15 other applications currently ready to replan the Village (see the attached Spirit centrefold). The main objective/goal of the KNHCD is to 'ensure to the fullest extent possible, that the heritage resources, both built and natural, of the Kleinburg core area are protected'

#### *Sense of Community:*

Our major argument is the impact on the core values of a community. Community contribution should be a design component of any project in Kleinburg. This project has attempted to make connections architecturally; however, there is a lack of physical connectivity with the Village and with the commercial properties to the north and east. Inclusion of commercial frontage on Nashville Road and refined public access would start to address connectivity. We have requested a master plan or secondary plan for the Village of Kleinburg for over five years that would recognize connectivity and the comprehensiveness of traffic (including pedestrian and cycling) studies. There is a public park/cemetery east of the site, separated by one ownership (two lots) which could be linked by an expanded Nashville Road walkway (road widening) and/or by a rear trail (easement in the interim) separating the Montessori school site and this site. The OP 12.4.9.4 (Community Corridor) 'Nashville Road and Regional Road 27 are considered as important community corridors between the existing villages of Kleinburg and Nashville area. It is the connections that encourage 'Sense of Community'.

*History of Like Developments:*

The amalgamation of lots on this development should be of great concern, which is explicitly discouraged in the Kleinburg Nashville Heritage Conservation District Plan. It is a damaging precedent for the village. The amalgamation of lots is the developer's premise for removing the 'Natural Areas' designation. Let us consider another like development. The exemptions allowed for Stegman's Mill south of Napier Street was supposed to be site specific. However, this set a poor precedent. Interestingly, the Stegman's Mill project remains undeveloped after two years, we are told, because there is not the market for that style of residential development. Why would this similar, residential-only use want to replicate the ignominy of Stegman's Mill development? It seems that the proponent may have little experience with commercial development. But their inexperience should not define the planning of our community. As a community member, the applicant should be anxious to find a way to strengthen their village. How better to sell their product than to make it part of the greater Kleinburg community.

*Community Consultation:*

After attending two community meetings regarding the proposed development, we believe that specific elements of this application undermine important by-laws and OP requirements of the Village of Kleinburg and Kleinburg / Nashville Heritage Conservation District. We also attended various community consultations regarding the OP and KNHCD to establish and agree to guidelines for the future of the Kleinburg Community. KARA has not supported the proposed development in its current form, and we respectfully request that the applicant be requested to reconsider the changes, amend the current application and rescind the application for OP and Zoning Bylaw amendments.

We are unable to attend the June 4 Committee of the Whole, but we wish that this correspondence be a part of the consideration of Council.

Yours Truly,

A handwritten signature in black ink, appearing to read 'Mark Inglis', written in a cursive style.

Mark Inglis, MBA, OALA; and Lorraine Inglis, BA, BSW, MSW  
Main Street, Kleinburg, Ontario L0J 1C0



# York Catholic District School Board

Catholic Education Centre, 320 Bloomington Road West, Aurora, Ontario L4G 0M1  
Tel: 905-713-1211, 416-221-5051, 1-800-363-2711  
Fax: 905-713-1272 • www.ycdsb.ca



LIVING IN COMMUNITY

May 30, 2019

**Elizabeth Crowe**  
Aurora/King  
Whitchurch Stouffville

**Theresa McNicol**  
East Gwillimbury/  
Georgina/Newmarket

**Carol Cotton**  
Markham  
Area 1, Wards 1, 2, 3, 6

**James Ecker**  
Markham  
Area 2, Wards 4, 5, 7, 8

**Dominic Mazzotta**  
Chair  
Richmond Hill

**Maria Iafate**  
Richmond Hill

**Rose Cantisano**  
Vaughan  
Area 1, Ward 1

**Dino Giuliani**  
Vaughan  
Area 2, Ward 2

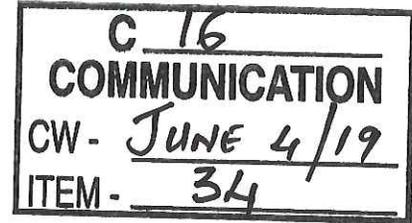
**Maria Marchese**  
Vice-Chair  
Vaughan  
Area 3, Ward 3

**Jennifer Wigston**  
Vaughan,  
Area 4, Wards 4, 5

**Sophia Trozzo**  
Sr. Student Trustee

**Matthew Ho**  
Jr. Student Trustee

Councillor Tony Carella,  
Ward 2/ Woodbridge West  
City of Vaughan  
2141 Major Mackenzie Drive,  
Vaughan, Ontario L6A 1T1



Dear Councillor Carella,

This is in response to your request for a letter of support from Holy Cross CA regarding a proposal by the Woodbridge Soccer Club for a seasonal dome on the lands neighbouring Holy Cross CA. The York Catholic District School Board does not support the project as outlined in the Unsolicited Proposal for a Seasonal Sports Dome at Vaughan Grove Sports Park as being presented to Vaughan Council June 4, 2019.

As you are aware, the York Catholic District School Board released a Request For Proposal (RFP) for the construction of an artificial turf field and four season sports dome at Holy Cross CA. The Board has selected a preferred partner to construct and operate the dome, and has approved the lease terms in support of the project.

We are very pleased and excited for the opportunity this dome provides to our York Catholic students and the greater community including the many sports clubs within the City, including the Woodbridge Soccer Club. The dome at Holy Cross CA is anticipated to open in September 2020. The proposal is for a year round dome structure which will accommodate multiple artificial soft and hard court fields, a clubhouse with change rooms and washrooms with associated amenities and bleacher seating. This partnership provides students from Holy Cross CA and surrounding YCDSB schools the opportunity to utilize the facility at no cost during school hours, providing great benefit to our community.

The York Catholic District School Board has experience with this type of arrangement which leverages the available property to provide students with an enhanced learning environment. These types of arrangements have proven to be an effective and efficient model of providing exceptional facilities for our students and residents.

Given the efforts and commitments made to date by the Board, we respectfully suggest an alternate location be considered for this proposed dome. With the opening of our new facility, the existing fields and indoor facilities of the Ontario Soccer Centre, a second dome in this location may impact the viability of the dome at Holy Cross CA.

We welcome further discussion on this matter.

Sincerely,

Dominic Mazzotta  
Chair of the Board, York Catholic District School Board.

cc. City of Vaughan Council





**Tony Carella, FRSA**  
Ward 2 / Woodbridge West  
Councillor

May 6, 2019

Mr. Edward Lavor  
Principal  
Holy Cross Catholic Academy  
7501 Martin Grove Road  
Woodbridge, Ontario  
L4L 1A5

Dear Principal Lavor,

I am writing to inform you that the Woodbridge Soccer Club has submitted to the City of Vaughan a proposal to convert, at its expense, the city's grass soccer field (known as Vaughan Grove Field #1, immediately to the east of the front parking lot at the park) to an artificial turf field, and to equip the converted field with a seasonal dome, to extend the time that the field can be used over the course of the year. The club is currently working closely with the city's parks and recreation staff on the proposal, with a report expected to be presented to City Council in June.

I have been asked by the Woodbridge Soccer Club to solicit a letter of support for this proposal from Holy Cross. As I am sure you appreciate, infrastructure development of this sort constitutes yet another step in creating a centre of soccer excellence on Martin Grove Road---of which Holy Cross, the City of Vaughan, the Woodbridge Soccer Club, and the Ontario Soccer Centre can rightfully claim joint ownership.

As the proponents are meeting with city staff in mid-May to finalize their report, your prompt attention to this request---addressed to "To whom it may concern" and sent to me---will be appreciated.

If you require any further information, please do not hesitate to contact me.

Yours truly,

Tony Carella, FRSA  
Councillor – Ward 2/Woodbridge West

## Britto, John

---

**From:** Thomas Pechkovsky <tom.pechkovsky@ycdsb.ca>  
**Sent:** Friday, May 31, 2019 8:58 AM  
**To:** Carella, Tony  
**Cc:** Clerks@vaughan.ca; Dominic Mazzotta; Ab Falconi; Edward Lavor; Jennifer Sarna; Edward Skrobal - MSD; Reali, Mary  
**Subject:** Letter of Support Re: Dome Proposal for Vaughn Grove Park  
**Attachments:** Letter from C Carella, requesting support from Holy Cross May 2019.PDF; Ltr to Carella re Dome next to HCA (1).pdf

Councillor Carella,

Please find attached the Board's response to your request regarding the Dome Proposal for Vaughan Grove Park. Next to Holy Cross Catholic Academy. The Board does not support this dome proposal.

On Tuesday night the Board of Trustees approved the lease terms for our arrangement with our preferred vendor.

Chair Mazzotta and I will be attend the meeting on June 4th and I will be making a deputation.

We look forward to discussing this matter further.

I understand our vendor has been speaking with Woodbridge soccer club regarding priority and times available.

Regards,

Tom Pechkovsky BES. MCIP, RPP,  
Coordinating Manager of Planning and Operations

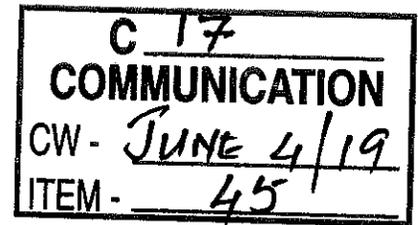
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T. 905 713 1211 ext 12374  
[Tom.Pechkovsky@YCDSB.CA](mailto:Tom.Pechkovsky@YCDSB.CA)

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May 31<sup>st</sup>, 2019



Re: Sports Village Working Committee ("SVWC") Representation

Dear Vaughan Council,

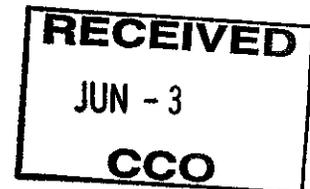
In addition to the recommendation by staff, I suggest council appoint Ward 1 Councilor for SVWC council representation with Ward 3 and 4 councilors serving as delegates to ensure best interests of South Maple residents and surrounding communities are included as a top priority during SVWC meetings.

Also, to support principles of transparency and public trust, all SVWC meetings should have meeting minutes readily available to the general public without the need for FOI requests.

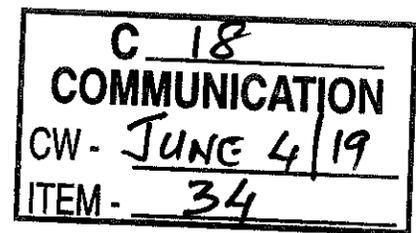
Thank you,

Hiten Patel

██████████ Thornhill Woods Drive



Monday June 3, 2019



Vaughan City Councillors and Staff

**RE: Woodbridge Soccer Club – Proposal for a Seasonal Sports Dome at Vaughan Grove**

---

I have reviewed the report prepared by the Deputy City Manager, Community Services pertaining to a request from Woodbridge Soccer Club to construct and operate a seasonal sports dome at Vaughan Grove Sports Park, and as a resident in the City, I do have some concerns that I would like to express to Council and Staff.

1. The Woodbridge Soccer Club is the principle user of the Vaughan Grove soccer fields during the summer months. However, during winter months, the club like other clubs and private academy's is forced to use indoor gyms or privately owned turf facilities. All of the soccer clubs and academy's in Vaughan are struggling to find indoor turf space. I agree that there is a strategic need for this type of facility, however, if successful, Woodbridge Soccer Club will be in a position to operate and monopolize an indoor facility. I see little to no benefit to the greater community, or any of the other soccer clubs or academies in the area if this were to be the case.
2. The report prepared by the City Manager does not speak to the policy framework and zoning that currently governs the Vaughan Grove Sports Park.

The subject lands are currently designated as Natural Areas and Countryside. The objective in the designation is to preserve these types of areas. In the past, the City has implemented a turf field at Vaughan Grove. A second turf field, while possibly being beneficial from a maintenance perspective, would reduce the natural grass footprint of the park further. In addition, a turf field with the ability to support a hemispherical dome, requires a substantial concrete grade beam be installed. I would suspect that this would require the removal of several mature trees that currently surround the existing field.

The current Zoning on the subject lands is Parkway Belt (PB1). The PB1 Zone only permits a Golf Course, and "Recreational Uses".

In the current By-law 1-88, the type of facility being proposed would be considered an "All Season Sports Facility", which is defined as: ***a structure with a hemispherical roof or ceiling which is constructed of fabric type material and supported by an air pressure system in which sporting activities such as golf driving ranges, miniature golf, baseball, batting cages, roller blading/skating, bocce, soccer, racquet sports etc. are carried out. Accessory uses such as an eating establishment, office facilities and related retail sales are permitted. An all season sports facility shall not be located closer than 350 metres to a residential zone.***

“Recreational Uses” does NOT include this type of facility, and as such, the use being asked for is currently not permitted on the subject lands. In addition to the above, you will notice in the definition, that these types of uses are not to be located within 350m of a residential zone. In my opinion the intent of this provision is to reduce the impact that these facilities may have on adjacent residential uses. In this particular case, the sports park is located immediately adjacent to a residential zone (RA3), which is occupied by Villa Da Vinci retirement residence, which would require the City to allow for a reduction of +/-350m to allow for this facility to be built.

I trust that in the City’s review of this request, they are considering the planning framework and process that will go with it. Based on the above it would seem like some form of zoning by-law amendment is required. Under the requirements of the *Planning Act*, I trust the City will open the process up to a proper public consultation with the appropriate community stakeholders.

3. I would ask that City Council consider the benefits of issuing this type of project to an RFP process. Opening the process up to an RFP would allow the City to analyze a variety of different business cases, that may produce greater benefits for the City and greater community. While the City Manager believes this to be difficult to achieve, an RFP process would either deny or confirm this, while allowing the City to analyze multiple scenarios.

I thank you in advance for your time in reviewing this letter and look forward to hearing back from Staff on some of the items noted above.

Sincerely,

Marcus Gagliardi



**Britto, John**

---

**From:** Marcus Gagliardi <[REDACTED]>  
**Sent:** Monday, June 3, 2019 10:18 AM  
**To:** Clerks@vaughan.ca  
**Subject:** Letter to Council / Committee of the Whole - June 4th  
**Attachments:** Letter to Council and Staff\_Vaughan Grove Sports Park\_Monday June 3.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Good morning,

I have reviewed the report prepared by the City's Manger for Vaughan Grove Sports Park, and would like to submit the attached letter to Council and Staff and have it included on the Committee of the Whole "communications" for tomorrow's meeting.

Please confirm receipt of this email, and that it will be circulated accordingly.

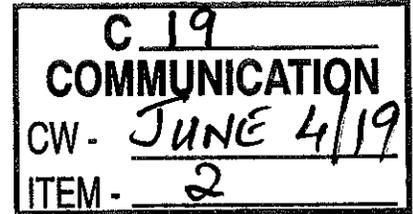
thank you in advance.

best regards,

**Britto, John**

---

**From:** Kathryn Angus <Kathryn.Angus@hhangus.com>  
**Sent:** Monday, June 3, 2019 8:06 AM  
**To:** maurizio.bevilacque@vaughan.ca; lafrate, Marilyn; Ferri, Mario; Carella, Tony; Rosati, Gino; Jackson, Linda; Racco, Sandra; Shefman, Alan; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Policyplanning; Building@vaughan.ca; Jeffers, Judy; Bayley, Rob  
**Cc:** Ciampa, Gina  
**Subject:** Proposed Copper Creek Development  
**Attachments:** Copper Creek Proposed Development.docx  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed



Good morning Mayor Bevilacque, Members of Regional Council and Council:

Please find attached the comments and concerns the Kleinburg & Area Ratepayers' Association has with regards to this proposed development.

Sincerely

Kathryn Angus, President  
Kleinburg & Area Ratepayers' Association

I am writing to outline the concerns KARA has with respect to this proposed development.

It is important to note that OPA 601 was not a site-specific approval. OPA 601 is a comprehensive Community Plan in which the subject lands are located. OPA 601 designates the Golf Course lands as Special Use-Golf. Within that designation there is a provision that limited residential development may occur provided the development does not detract from the major use of the lands as a golf course.

The proposal also appears to not conform with an important policy in Vaughan Official Plan Amendment 601, which applies directly to the Copper Creek lands. OPA 601 designated the area "Special Use Golf" that created an important open space and recreational amenity in the agricultural and rural areas north of the Village of Kleinberg.

Residential uses should be ancillary to the golf course. The designation allowed only "limited residential development of a minor nature" and contemplated a very modest population estimate for redevelopment of the Subject Lands, to a maximum of 570 people. The development proposal yields a population estimate of 2,273 people, or approximately four times the density prescribed by OP 601. Kleinberg-Nashville is not identified as an area of intensification in the Vaughan Official Plan, 2010 ("VOP"). We understand that Vaughan has exceeded its provincially mandated target for intensification. The benefit of this outcome is a reduction in the need for intensification outside of designated areas. In other words, intensification as proposed in the development application is unnecessary.

The golf course is built along side a ravine which has environmental significance to the local area. The original agreements which were passed by City Council to allow for the development of the golf course are very clear as to the environmental sensitivity of the ravine. They went so far as to apply by-laws which restrict the area development to a golf course. Now the developer wants to gloss over those commitments from 15 years ago to request a 700 unit housing development abutting these sensitive lands. We would like the Toronto Conservation Authority to at least review this proposal and make the argument for why it is now okay to place homes near these lands when the opposite was true 15 years ago.

There is also concern about water and sewer capacity in the area. Currently the area experiences shortages of water to the nearby homes. There is a concern with adding 700 new homes onto this infrastructure, not to mention the traffic impact on Highway 27 – a highway which is already beyond capacity.

We understand that there is a proposal for a multi-storey residential building in the middle of the development. This would also increase the pressure on the adjacent road, water and sewer infrastructure – infrastructure which is already stretched. To address the issue of commercial space, it would be preferable to have houses built which could be used as live/work places rather than a multi-storey building being erected which would have commercial on the ground floor, possibly leading to vacant frontages. Moreover, we are opposed to any multi-storey building/condominiums being built on this site, as this would set a precedent in the area and is not compatible to the heritage district.

the need the for a buffer between the new development and The Boulevard subdivision is imperative and we feel that what is being proposed is inadequate in relation to the size of the development.

As always KARA is open and receptive to further meetings with the developer, as well as we would strongly suggest a community meeting to be held as well.

Sincerely

Kathryn Angus

President, Kleinburg & Area Ratepayers' Association



# RALLY TOGETHER FOR VITA



Vita Community Living Services/Mens Sana Families for Mental Health - we commonly refer to both corporations collectively as VITA.

Vita Community Living Services (Vita) provides services and supports to assist adults with developmental disabilities including these with dual diagnosis (where a developmental disability is accompanied by a psychiatric diagnosis) in living a high quality of life in their home communities.

Mens Sana Families for Mental Health (Mens Sana) was founded by families desperate for services for their adult family members living with a serious mental illness. Mens Sana developed a tradition of individualized supports for both, individuals with a serious mental

illness and for their families. Mens Sana is a non profit charitable organization and it is funded primarily through donations.

VITA's self-advocate group compiled from VITA's service recipients has had a significant impact on the culture of the agency. Its first act was to address the terminology which was used within VITA regarding the people we serve.

They objected to the word "client" and asked us to use the more welcoming and inclusive term "member". As a result, VITA is comprised of Members, Staff Members and Board Members - we are all members of an organization united behind the same vision.

## Background:

- Hosting the event since 2011 - initially began as a motorcycle rally
- We've changed the format to Run, Walk and Roll to be more inclusive to the community, our members, families and staff
- To date we've raised 1/4 of a \$million Net funds from this year's event are earmarked for Mens Sana
- Mens Sana is privately funded - no government support except for partial funding to run its Drop In program by UWGTA
- Mens Sana operates a drop in program, a residential program, family support and a referral/MH service navigation program

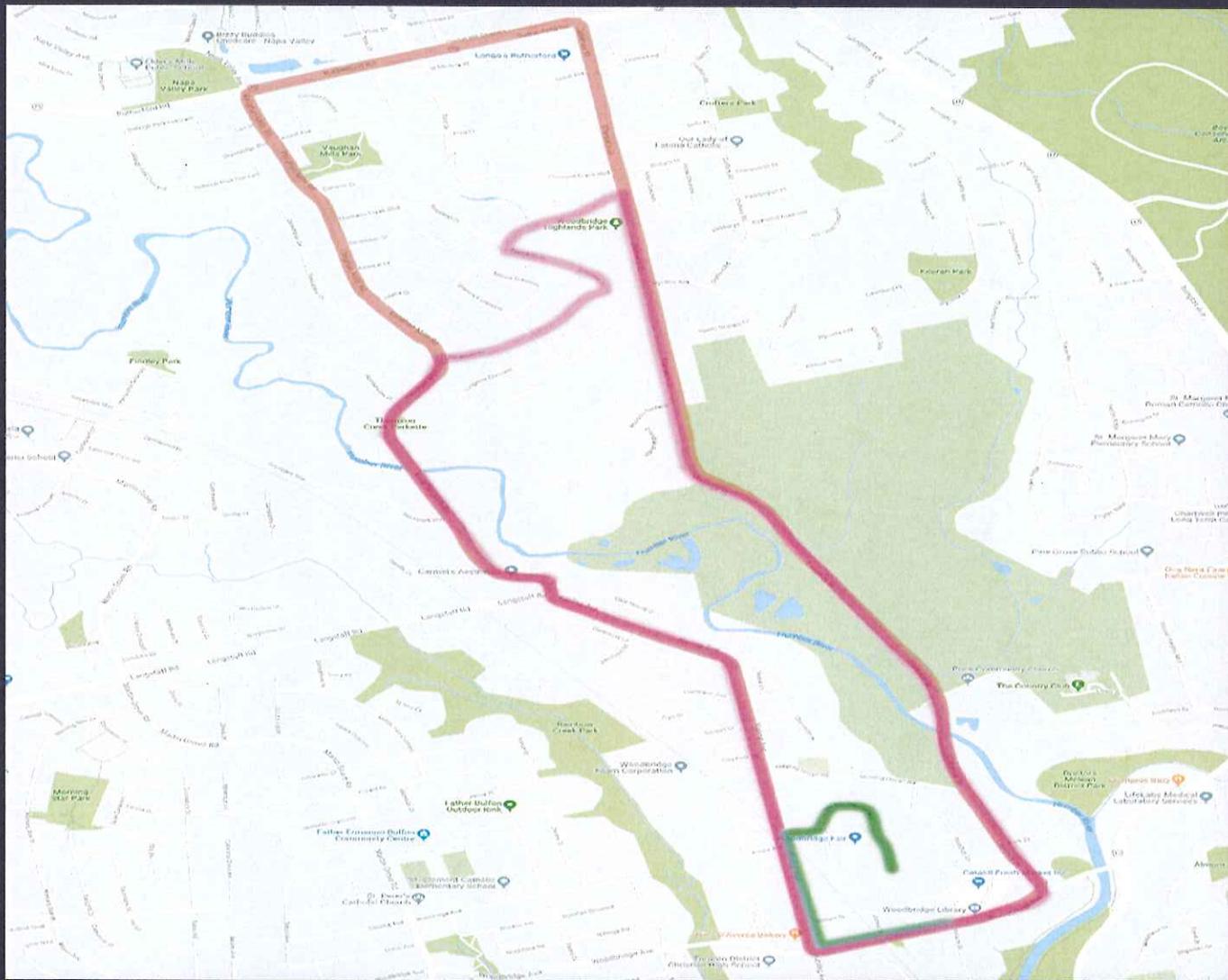
## Our Ask:

- We would want the City of Vaughan to recognize the event in its calendar of events for 2019/2020
- We would want individual council members to endorse the event and help promote it within their respective wards
- We would want the City of Vaughan to help us promote the event via their social and traditional media
- We would want the City of Vaughan to encourage its employees and staff to create a team and participate at the event.

Communication 20  
CW - June 4 / 19  
ITEM - Dep. 3



# RALLY TOGETHER FOR VITA



3k (Green)

5K - (Magenta)

10K (Red)

NOTES: - Sidewalks accessible on Kipling on both sides of the street, but once passed Meeting House, runners will have to run on the West side only and cross (with the lights) at Vaughan Mills Rd. from there, there are sidewalks on either side.

C 21  
**COMMUNICATION**  
CW - JUNE 4/19  
ITEM - 2

**TO: HONOURABLE MAYOR AND MEMBERS OF COUNCIL**

**FROM: JASON SCHMIDT-SHOUKRI, DEPUTY CITY MANAGER,  
PLANNING AND GROWTH MANAGEMENT**

**DATE: MAY 31, 2019**

**RE: COMMUNICATION  
ITEM NO. 2, REPORT NO. 20, COMMITTEE OF THE WHOLE  
JUNE 4, 2019**

**OFFICIAL PLAN AMENDMENT FILE OP.17.008  
EAST KLEINBURG DEVELOPMENTS / 1045501 ONTARIO LIMITED  
WARD 1 - VICINITY OF KIRBY ROAD AND REGIONAL ROAD 27**

**Recommendation**

The Deputy City Manager, Planning and Growth Management recommends:

1. THAT this Communication BE RECEIVED as information.

**Background**

Attachment 3 of Item No. 2 of the Committee of the Whole Report dated June 4, 2019 identifies the Greenbelt Plan boundary reflected in the Schedules of Vaughan Official Plan 2010 ("VOP 2010"). The VOP 2010 Greenbelt Plan boundary reflects the Greenbelt Plan that came into effect on December 16, 2004. An amendment to the Greenbelt Plan was approved by the Province on July 1, 2017 and included changes to the limits of the Greenbelt Plan boundary. The 2017 Greenbelt Plan boundary included changes to 11063 and 11191 Regional Road 27 that are subject to Official Plan Amendment File OP.17.008, as shown on Attachment 1 attached hereto.

Attachment 2 to this Communication identifies the proposed development concept for the Subject Lands with the in-effect 2017 Greenbelt Plan boundary. The 2.07 ha "Transition Area Lands" identified in the Committee of the Whole Report dated June 4, 2019 is based on the 2017 Greenbelt Plan boundary. On this basis, the Development Planning Department recommends that this information be received to identify the changes in the Greenbelt Plan boundary between VOP 2010 and the 2017 amendments to the Greenbelt Plan boundary.

**RECEIVED**  
JUN - 3 2019  
CCO

**Attachments**

1. Greenbelt Plan Boundary (2017)
2. Development Concept Plan - 2017 Greenbelt Plan Boundary

**Prepared By**

Mark Antoine, Senior Planner, ext. 8212

Respectfully submitted,



JASON SCHMIDT-SHOUKRI  
Deputy City Manager  
Planning and Growth Management

Copy to: Todd Coles, City Clerk  
Tim Simmonds, Interim City Manager  
Mauro Peverini, Director of Development Planning

# MAP 59

## Greenbelt Plan, map division and enlargement

 Subject Lands

### LEGEND



-  Greenbelt Area\*
-  Protected Countryside
-  Natural Heritage System
-  Towns / Villages
-  Urban River Valleys
-  Niagara Escarpment Plan Area
-  Oak Ridges Moraine Area
-  External Connections
-  Settlement Areas Outside the Greenbelt
-  Upper Tier Municipal Boundaries
-  Lower & Single Tier Municipal Boundaries
-  Lots and Concessions
-  Major Road or Highway
-  Minor Road
-  FN. First Nations

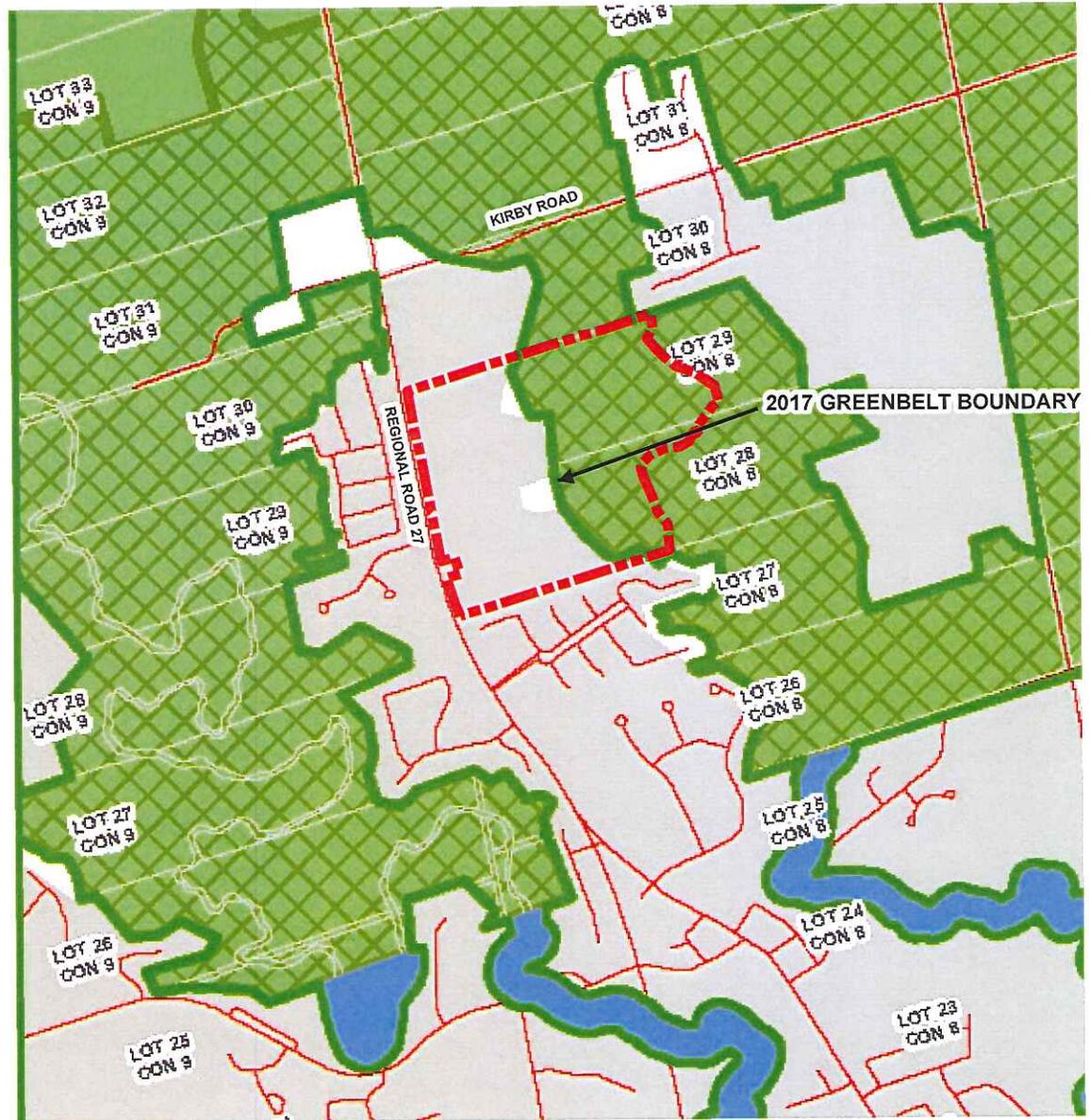
The information displayed on this map has been compiled from various sources. While every effort has been made to accurately depict the information, this map should not be relied on as being a precise indicator of locations of features or roads nor as a guide to navigation.

Settlement boundaries generally reflect information provided by the relevant municipality. For precise boundaries and locations of Settlement Areas (Greenbelt Towns/Villages and Hamlets) the appropriate municipalities should be consulted.

Source of Information:  
Produced by and using data sources from the Ministry of Municipal Affairs, Ministry of Natural Resources and Forestry and the Ministry of Agriculture, Food and Rural Affairs.

Projection: UTM Zone 17 NAD83  
© 2017, Queen's Printer for Ontario

\* Ontario Regulation 59/05, as amended.



## Greenbelt Plan Boundary (2017)

### LOCATION:

Part of Lots 28 & 29, Concession 8

APPLICANT: East Kleinburg Developments Inc. /  
1045501 Ontario Limited



## Attachment

FILE:  
OP.17.008

DATE:  
June 4, 2019

# 1





**WESTON  
CONSULTING**

planning + urban design



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

June 3, 2019  
File 7494

**Attn: City of Vaughan City Clerk**

**RE: Committee of the Whole- Planning and Development Item 1  
Catholic Cemeteries and Funeral Services- Archdiocese of Toronto  
Official Plan Amendment, Zoning By-law Amendment and Site Plan Approval  
OP.18.015; Z.18.024; DA.18.062  
7300 Highway 27**

Weston Consulting is the planning consultant for Importanne Marketing Inc. the landowner of the properties known as 7242 Highway 27 which are directly adjacent to Catholic Cemeteries Archdiocese of Toronto (CCAT). Our clients' property has an existing site specific Official Plan approval to permit a hotel, office conference/banquet hall development. The site is also subject to active development applications which propose two 12-storey office towers and 8-storey hotel and modify provisions of the existing approval.

On December 5, 2018, we provided communication and attended the Statutory Public Hearing for the applications at 7300 Highway 27 (CCAT) to permit a funeral home directly adjacent to our clients' lands. We expressed that further discussion and negotiation regarding the development of the two proposals between the City, CCAT and Importanne is warranted regarding access, traffic, parking and configuration of these two land uses. Similar concerns were raised by CCAT regarding aspects of our clients' proposal related to parking, noise and potential impact on the existing and future uses of CCAT.

As result, we requested at CCAT's Public Hearing that staff facilitate future meetings with CCAT and our team to discuss these matters and come to a resolution that is appropriate for both proposals. To date, these conversations with the City, Importanne and CCAT have not been undertaken as requested. CCAT has also not approached Importanne to discuss the proposed funeral home since filing applications last year.

We are of the opinion that the proposed funeral home has not been sufficiently evaluated with our client's proposal and aspects related to traffic, parking, access, function of Toronto RV Road and overall compatibility of the two uses. Relevant Vaughan Official Plan policies speak to separation distances, compatibility and changes in land uses adjacent to employment areas. Specifically,

these requirements are prescribed in Sections 5.1.2.3, 9.2.1.12 and 9.2.2.11 in the Vaughan Official Plan 2010. Without more fulsome coordination between the Importanne and CCAT development projects, the foregoing Official Plan policies will not be addressed and the concerns previously raised by our office will be exacerbated.

As there has not been adequate dialogue between Importanne, CCAT and the City to appropriately satisfy the policy and practical concerns we have raised to date, it is our opinion that the approval of the CCAT applications are premature at this time. Our request is that Council defer the approval of the proposed funeral home to allow an opportunity for the parties to have the appropriate dialogue with and through planning staff. The alternative in the event the proposed funeral home is approved by Committee as currently proposed is to resolve these issues through an appeal to the LPAT.

Should you have any questions or require further information please contact the undersigned at ext. 307 or Kevin Bechard at ext.236.

Yours truly,  
**Weston Consulting**  
Per:



Julia Pierdon, BURPI, MCIP, RPP  
Senior Planner

- c. Dennis Zovko, Importanne Marketing Inc.  
Kevin Bechard, Weston Consulting  
Patrick Harrington, Aird and Berlis

**MEMBER'S RESOLUTION**

**Meeting Date: COMMITTEE OF THE WHOLE – JUNE 4, 2019**

**Title: City of Vaughan Climate Emergency Declaration**

**Submitted by: Mayor Maurizio Bevilacqua**

**Whereas**, the Intergovernmental Panel on Climate Change (IPCC) has determined the need for urgent and transformative action to reduce carbon emissions in the next 11 years to limit global warming to 1.5-degrees and avoid catastrophic climate change;

**Whereas**, the Government of Canada's April 2019 Changing Climate Report warns that Canada is warming at twice the global rate;

**Whereas**, extreme weather events exacerbated by climate change have resulted in increased insured losses, reaching \$2 billion across Canada in 2018, of which \$1.3 billion is attributed to events in the province of Ontario;

**Whereas**, C40 Cities recognizes that to remain within a 1.5-degree temperature rise, average per capita emissions across C40 cities must drop from over 5 tonnes of carbon dioxide equivalent (tCO<sub>2</sub>e) per capita to 2.9 tCO<sub>2</sub>e per capita by 2030;

**Whereas**, globally, cities account for 70% of the world's carbon emissions, are on the frontlines of managing the impacts of climate change, and are integral to climate change solutions;

**Whereas**, under the "Environmental Stewardship" Strategic Priority, the City of Vaughan 2018-2022 Term of Council highlights to "Build the Low-Carbon Economy and a Resilient City" as a key activity;

**Whereas**, the City of Vaughan recognizes that climate action also represents an opportunity for economic growth and stimulation in the low-carbon economy;

**Whereas**, the City of Vaughan has been acting on environmental sustainability through action plans such as Green Directions Vaughan, the Corporate Energy Management Plan, and the Municipal Energy Plan, setting a solid foundation to accelerate ambition and action to meet the moral and scientific urgency of climate change;

**Whereas**, the City of Vaughan, as a component of the Official Plan Review, will be developing a Climate Change Adaptation and Resilience Framework;

**Whereas**, the City recognizes that climate change on its own does not constitute an event that necessitates the activation of the City's Emergency Response Plan, but climate change can be associated with a natural emergency such as severe storms, flooding, tornadoes, and high winds that cause imminent harm to persons and property; and

**Whereas**, a growing list of cities across the world (including 31 municipalities in Canada to date) have recently declared or officially acknowledged the existence of a global climate emergency;

**It is therefore recommended:**

1. **That** the City of Vaughan declare a climate emergency for the purposes of naming and deepening our commitment to protect our economy, environment and community from the impacts of climate change; and
2. **That** in response to this declaration, Council direct City staff to:
  - i. Continue the revision of Green Directions Vaughan, the City's community sustainability plan, as a platform for public engagement and community collaboration to act on climate change and other sustainability initiatives, and seek Council approval of Green Directions Vaughan by Q4 2019;
  - ii. Evaluate joining the Global Covenant of Mayors for Climate and Energy and bring forward a staff report to Council with more information in Q1 2020;
  - iii. Report back to Council on the Climate Change Adaptation and Resilience Framework by Q4 2020;
  - iv. Continue, in 2020, the planned update of the Municipal Energy Plan through approved capital project PL-9576-19 with the aim to identify strategies to reduce per capita GHG emissions from the 2013 level of 5 tonnes tCO<sub>2</sub>e per person to between 2 to 3 tonnes tCO<sub>2</sub>e per person by 2030;
  - v. Report back to Council by Q2 2020 with results of the study on the use of Local Improvement Charges to enable energy efficiency retrofits in private buildings as a key action to reduce energy use, save money, and reduce GHG emissions;
  - vi. Through the update to the Sustainability Performance Metrics program, report back to Council in 2020 on possible incentives to encourage new construction to be more energy efficient than the Ontario Building Code;
  - vii. Work with the ClimateWise Business Network and other partners to improve compliance to Ontario Regulation 506/18, Energy and Water Reporting and Benchmarking in the commercial sector;
  - viii. Continue to pursue the Sustainable Neighborhood Retrofit Action Plan (SNAP) project in the Thornhill area in partnership with the Toronto and Region Conservation Authority and local resident groups.
  - ix. Continue to periodically provide updates to Council on the above and other initiatives related to the City's efforts to combat climate change.

Respectfully submitted,



Mayor Maurizio Bevilacqua



# Mackenzie Health Update

Presentation to the City of Vaughan Council

Altaf Stationwala  
President & CEO, Mackenzie Health  
Tuesday, June 4, 2019

C 24  
COMMUNICATION  
CW - June 4/2019  
ITEM - \_\_\_\_\_

There are **500** days until we open our future two-hospital model.



**Mackenzie Richmond Hill Hospital**



**Mackenzie Vaughan Hospital**

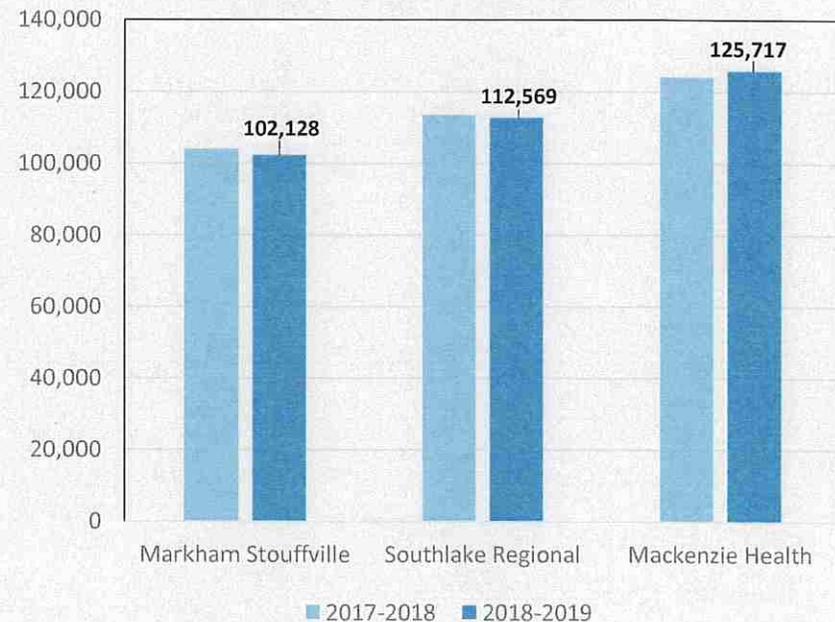
*\* Architectural rendering reflecting current design concepts for the new Mackenzie Vaughan Hospital. Exterior colours and finishes may change with final design.*

# Hospital Capacity Today



- Mackenzie Health continuing to experience emergency volume growth, others seeing a decline.
- Higher yearly volumes of emergency patients than many large downtown hospitals.
- Highest growth in overall EMS volumes in our region.

**Emergency Department Volumes  
(2017/2018 – 2018/2019)**



# Patient Transport Volumes Average Off-Load Times 2018



Hospital	Number of Transports	Average Off-Load Times at Hospital per Transport (minutes)	Time Over 30 minute Target (minutes)
Markham Stouffville Hospital Corporation	10,455	22	0
Southlake Regional Health Centre	16,479	23	0
Mackenzie Health:			
Mackenzie Richmond Hill Hospital	23,817	18	0

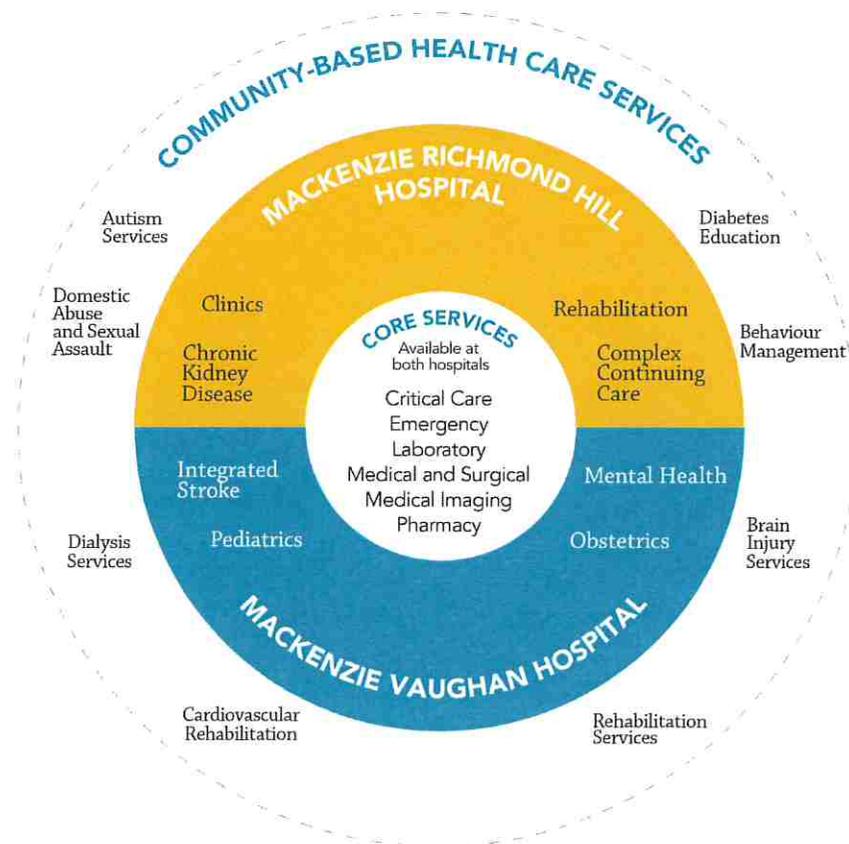
# Interim Solution



## Reactivation Care Centre (RCC)



# The Ultimate Solution: Two Hospitals + Community-based Services



## Bed Capacity

**Mackenzie Richmond Hill Hospital - 515**

**Mackenzie Vaughan Hospital  
Initial – 350  
Future Capacity - 550**

# Hospital Achievements



FEATURE REPORT: DEVELOPMENTS IN MEDICAL IMAGING — SEE PAGE 18

CANADIAN  
**Healthcare Technology**  
CANADA'S MAGAZINE FOR MANAGERS AND USERS OF INFORMATION SYSTEMS IN HEALTHCARE | VOL. 24, NO. 1 | FEBRUARY 2015

**INSIDE:**  
**FOCUS REPORT: PHYSICIAN I.T.**  
PAGE 14

**Examining the brain**  
Researchers at Boston University are testing emergency systems...  
Page 6

**Alive Abia and ultrasound**  
James Abia...  
Page 7

**Resurgent radiology**  
Radiologists have been exploring ways to return themselves to the center of the medical enterprise...  
Page 9



Leaders of Mackenzie Health's advanced EMR implementation include: (l to r) Richard Tam, Executive VP, Alud Sattomoda, President and CEO, Dr. Valerie Chan, Deputy CMO, Shantelle Robinson, Manager, EMR Clinical Applications, Diane Tubb, Senior, Chief Information Officer, Sharon MacGowan, Director, Clinical Informatics and R.A.I., and Andrea Shum, Manager, R.A.I. Projects

**Mackenzie Health makes the leap to EMRAM 7**  
BY JERRY ZEISBERG  
RICHMOND HILL, ONT. — In November, Mackenzie Health announced that it had become the first acute-care hospital in Canada to achieve Stage 7 on the HIMSS EMRAM scale, Stage 7 is the highest...  
But a hospital must not only demonstrate that one of these systems, and the process of qualification is done over the phone...  
In contrast, EMRAM Stage 7 involves a full site visit and evaluation by outside HIMSS. They thoroughly check to see that electronic records, CPOE and closed-loop systems are deployed and used in day-to-day work. They will also conduct a deep-dive audit — including doctors, nurses and pharmacists — in the hallways and assess how they are using these advanced systems...  
"We speak to 'Accreditation Canada' and HIMSS." They all talk to assure they are



# Canada's first 'smart' hospital



**MyCare "smart" patient bedside technology**



**Hill-Rom Centrella "Smart" Bed**

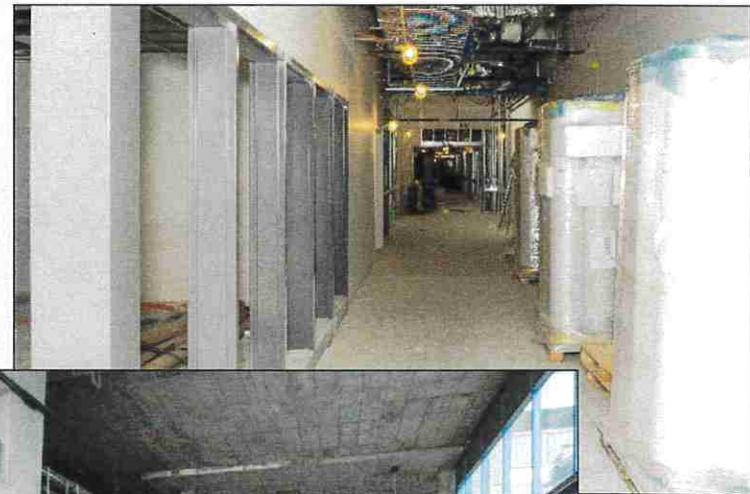
# Continued progress at Mackenzie Vaughan Hospital



Labour, Birth, Recovery, Postpartum (LBRP) Room



Front Entrance



Emergency Department



Level 1 Main Entrance

# Funding for Mackenzie Health



- Mackenzie Vaughan Hospital: **\$1.6 billion** total investment
- Exceptional Care Belongs Here campaign: **\$250 million** to help build and equip MVH and enhance care at MRHH

## Mackenzie Vaughan Hospital generating significant economic & employment activity in the region

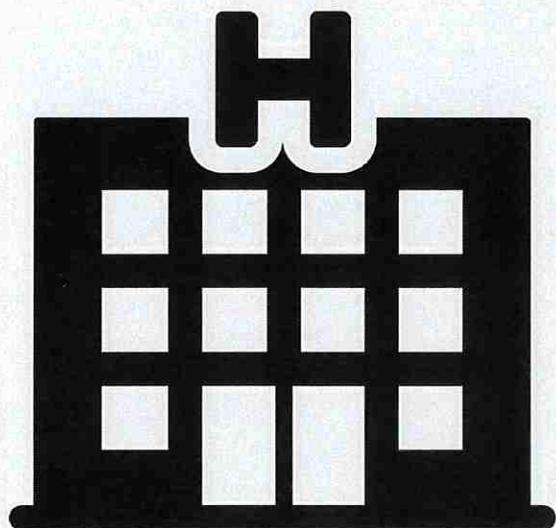


- **1,000+** construction jobs between 2016 and 2020
- **20+ York Region-based companies** involved in the construction phase

- **2,000 full-time** equivalent hospital staff positions
- **100 new physicians**
- **700 volunteers**

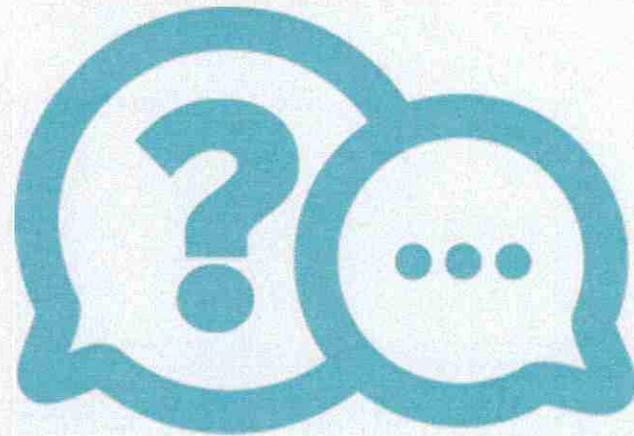


## Councillor Hospital Tours



Interested in touring Mackenzie Richmond Hill Hospital or Mackenzie Vaughan Hospital? Contact [publicaffairs@mackenziehealth.ca](mailto:publicaffairs@mackenziehealth.ca)

# Questions?



CW

---

**From:** Clerks@vaughan.ca  
**Sent:** June-04-19 9:08 AM  
**To:** Bellisario, Adelina  
**Subject:** FW: Letter from Natural Resource Solutions Inc. - 11063 and 11191 Hwy 27, Proposed Copper Creek Development

---

**From:** Kathryn Angus [REDACTED]  
**Sent:** Monday, June 03, 2019 11:25 PM  
**To:** Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Policyplanning <Policyplanning@vaughan.ca>; Jeffers, Judy <Judy.Jeffers@vaughan.ca>; Bayley, Rob <Rob.Bayley@vaughan.ca>  
**Subject:** Letter from Natural Resource Solutions Inc. - 11063 and 11191 Hwy 27, Proposed Copper Creek Development

It has come to the attention of the Kleinburg & Area Ratepayers' Association that a letter dated May 20th 2019 has been sent by Natural Resource Solutions Inc. regarding 11063 and 11191 Hwy 27, the proposed Copper Creek developments. As we have just been made aware of this we have not had time to comment however we would like to go on record as requesting that we be provided with the answers bring given to the questions posed and the points raised within. We would appreciate having a response prior to the Council meeting of June 12, 2019.

Sincerely

Kathryn Angus

President, Kleinburg & Area Ratepayers' Association

June 4<sup>th</sup>, 2019

City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1  
Attention: Mr. Todd Coles, City Clerk

CW C 26  
COMMUNICATION  
- June 4/2019  
ITEM - 2

**Re: EAST KLEINBURG DEVELOPMENTS INC. / 1045501 ONTARIO LIMITED OFFICIAL PLAN AMENDMENT  
FILE OP.17.008 VICINITY OF REGIONAL ROAD 27 AND KIRBY ROAD (Item 2)**

and

**OFFICIAL PLAN AMENDMENT FILE OP.17.007 KIRBY 27 DEVELOPMENTS LIMITED VICINITY OF  
REGIONAL ROAD 27 AND KIRBY ROAD (Item 4)**

My name is Elvira Caria and I live in the community of Vellore Woods. I am writing this letter more so to the Ratepayers Associations and the Residents in the surrounding Community of this proposal, rather than specifically to the City.

For over 18 years, under the title of Chair of our local Ratepayers Association, I wanted to reach out to encourage the residents to continue the ongoing dialogue with this Developer. It has been my personal experience that TACC Developments has been one of the most approachable developers we have ever worked with.

It is clear after reading the staff report, that to date, changes and progress have been made from when the application was first introduced. I will not speak specifically on the details of the application, but I will once again like to reiterate that from our experience, it is imperative that you continue the dialogue.

Unlike many other Developers we have had to deal with over the years, TACC does what they say they will do. And as a result of open communication and continual dialogue, it has always resulted in a better end product with both parties satisfied. If there are still outstanding issues that need to be addressed, then address them directly to the developer. We have found an open door policy with TACC Developments, which hasn't always been the case in other matters with other developers. (sadly)

I sincerely wish the Ratepayers Association, its residents, and the Developer an abundance of success in the final outcome of this future plan.

I'm hopeful and confident that once this Copper Creek Community is completed, the residents will have a sense of satisfaction that they truly contributed to a better end result for their community, and be proud of where they work, live, and play.

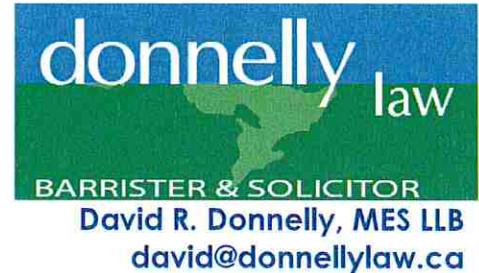
Best of Luck to All

Sincerely

*Elvira Caria*

■ *Bunting Drive Vaughan On*

C 27  
COMMUNICATION  
CW - June 4/2019  
ITEM - 5



June 3, 2019

Committee of the Whole  
The Mayor and City Council  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Your Worship and Members of the Committee of the Whole,

**Re: 4433, 4455 & 4477 Major Mackenzie Drive  
Valley Major Developments Limited  
Official Plan Amendment File OP.17.005  
Zoning By-law Amendment File Z.17.013**

Donnelly Law ("we" or the "Firm") represents Mr. Richard Rodaro, residing at 50 Woodend Place, Vaughan, Ontario, in respect of the above-noted matters.

This letter supplements the September 19, 2017 letter to the Committee of the Whole ("COW") that also objected to the development and a follow-up letter to Council dated September 26, 2017. The purpose of this letter is to advise that the re-submission under consideration by this COW is unacceptable to our client.

In response to the detailed submission to Council previously, Staff has recommended a mere reduction of nine lots. Staff makes a specious argument by saying the Vaughan Official Plan (VOP 2010) does not contain a "maximum density (uph or FSI)" for the Low Rise Residential designation because the Official Plan protects residents from incompatible density intensification development by the Urban Design and Built Form policy requirements of the Official Plan intended to ensure that new development in established neighbourhoods both respect and reinforce the physical character of the surrounding area with particular attention to specific design elements that cumulatively determine land use density. These policy requirements were confirmed, clarified and enhanced in Official Plan Amendment No. 15, approved by Council in September 2018 and represented to conform with the *Growth Plan for the Greater Golden Horseshoe* (2017).

The staff report before the COW fails to address the significance of, or to satisfy, any of the comments and concerns raised by our client in his submissions to the COW and to Council during the public hearing process. Furthermore, several of the community comments provided through the public hearing process either mis-characterize the comment or concern or fail to address its substance, for example:

(a) Appropriateness of Development.

The response fails completely to address any of the requirements of the referenced policies: 2.2.3, 9.1.2.2 or 9.1.2.3. In describing the amendments to the proposed application plan and the built forms in the greater Block 39 area it fails to distinguish – and worse, blurs the distinction – between the requirements of new development applications adjacent to an established neighbourhood and the requirements of proposed development or redevelopment *within* an established neighbourhood – a clear distinction in the Official Plan, which the aforementioned policies specifically address in terms of intent and the provisions to achieve them.

The City's response is at best tangential to the issues. The response further references the recent CountryWide LPAT decision approval for 113 townhouses; that decision has not to date been approved pursuant to the decision, and the decision is – as stated – subject to a Section 35 Request for Review. It is premature at this time to justify approval of this application as appropriate for the neighbourhood based either in whole or in part upon that LPAT hearing.

(b) Proposed Density of the Development.

The response states that VOP2010 does not contain a maximum density for Low Rise Residential designation, but it fails to disclose that the requirements of Policies 9.1.2.2 and 9.1.2.3 serve that very function: in creating the requirement that new development respect and reinforce the existing physical character and uses of the surrounding area in established neighbourhoods, by paying particular attention to the following elements: (a) the local pattern of lots, streets and blocks; (b) the size and configuration of lots; (c) the building type of nearby residential properties; (d) the heights and scale of nearby residential properties; (e) the setback of buildings from the street; and (f) the pattern of rear and side-yard setbacks.

For this application, Policy 9.1.2.3 requires additional requirements. These are the Urban Design and Built Form elements that determine density. These are also the elements the staff report recommends exemption from to approve this application.

(d) Traffic Impacts and congestion resulting from the Development and Width of the Common Element Private Road

Our client advises that further to the Public Hearing comments, traffic concerns were discussed at a private meeting at City Hall among a handful of local residents, the applicant and their consultants, and Councillor DeFrancesca. No members of City Staff were present. The developer's consultants agreed that the majority of traffic entering the subdivision will be coming westbound on Major Mackenzie from Highway 400. The proposed design will require them to make U-Turns at Pine Valley because there is no entrance permitted - for Regional safety requirements - from south-bound Pine Valley Drive. The regular requirement of U-turns at this intersection for the majority of 90-plus families daily raised additional congestion objections for existing residents as well as serious safety concerns, particularly given the less than optimal lines of sight concerning the curve immediately west of the intersection correcting the old concession road jog and eastbound traffic emerging into that curve out of a hill before potentially confronting U-turns head on.

This was not acceptable to either the residents or the Councillor, and was acknowledged as a problem requiring a solution beyond what was then proposed, despite the traffic report already filed. The Councillor tabled this among other matters, undertook to look into them further and arrange a further meeting, including Staff if necessary. Residents have received no further information, were not consulted further nor was there a further meeting arranged by the Councillor. Residents are not aware of anything done to resolve this problem other than reduce the number of family units from 99 to 91, which my client does not consider a responsible solution.

(g) Impact on the abutting Natural Heritage Network.

Residents' concerns are not limited simply to how the significant Natural Heritage features are protected on and abutting the proposed development lands, as might be inferred by the report, but also about unnecessary and excessive impact on the ecology of the Natural Heritage lands by approving this degree of intensified density, urban form and infrastructure immediately abutting such environmentally sensitive lands.

At the public hearing my client requested that an analysis of change in land from permeable to impermeable land surface (from current day to proposed development) be undertaken. The previous Council declined to give such direction to Staff. This staff report discloses that a 2.32 ha provincially significant designated wetland of the east Humber River Wetland Complex will have to be "removed" - whether in part or entirely is not clear but makes little difference - in order to accommodate the proposed application design and unit count. This should be *prima facie* evidence that this intensification is not appropriate for these lands whether a negotiated compensation for the destroyed wetlands be settled or not. It is not

enough for Council to simply have faith in the TRCA's acceptance of incursions of development into environmentally sensitive lands. At a recent LPAT hearing, the tribunal did not accept either TRCA's acquiescence to reduced setbacks from protected lands to accommodate the development plan, nor TRCA's agreement to allow substituted buffer lands to be provided in a more convenient location for the developer, but instead enforced the environmental protection standard required.

Provincially significant wetlands particularly when connected to other environmentally sensitive and significant lands should not be sacrificed for urban development and intensification

(i) VOP2010, Volume 2 – Policy 13.15 – South East Corner of Major Mackenzie Drive and Pine Valley Drive.

Staff characterizes our client's comments as a concern that City Staff would not provide Council with an independent or unbiased review of the application as a result of the adopted recommendation proposed to Committee by planning staff.

The process by which the previous Council directed staff to review this application was arguably fatally flawed from the outset. By deeming – at the request of Planning Staff without apparent explanation or justification - the subject applications as appropriate to satisfy the land use, urban design, environmental and heritage potential consideration pursuant to VOP2010 Site Specific Policy Section 13.15, Council in effect set the framework for reviewing the appropriateness of redevelopment applications for these lands in terms of:

- land use;
- density;
- urban design (building heights, massing, visual impact study);
- traffic impact;
- heritage; and
- impacts on nearby sensitive uses.

Independent and unbiased reviewing of the application is irrelevant when the terms of reference for reviewing (independently, unbiasedly or otherwise) have been fixed by the reports supporting the application prepared by the applicant. It has not been suggested to our client that the applicant's consultants were retained to prepare the study envisioned by Policy 13.15, whereby it could be argued the applicant simply funded the study on behalf of the City. It is clear from the recommendation that no study has been done. There is no information to suggest that the applications and

supporting reports provided to the City were prepared for any other reason than to support approval by the City of the applications themselves.

Furthermore, Policy 9.1.2.3, which applies to these lands - and from which the staff report recommends exemption for the development of these lands - clearly requires that the aforementioned Urban Design and Built Form elements that determine the ultimate land use designation densities and requirements for lot frontage, area and configuration; front, rear and exterior side yards; lot coverage; and building heights and massing, including any City urban design guidelines prepared for the Community Areas – that the requirement for these elements guide the preparation of any future City-initiated area specific or comprehensive zoning by-laws affecting the applicable lands, both based on the current zoning and applying to all developments within the areas to which policy 9.1.2.3 applies.

By not undertaking the study provided for in Policy 13.15, and by instead deeming the developer's application and reports to satisfy the study requirements, it appears that the City has effectively attempted to exempt a review of a redevelopment application from these requirements otherwise provided for as policy in the Official Plan to ensure its intent for appropriate compatibility, on which residents rely.

By the City's own admission, Site Specific Policy 13.15 was approved in response to community concerns to ensure comprehensive planning for the area (CW Report 21-19, Item 21, page 20). Our client was among those community members who presented those concerns. The City has denied my client and other residents of this established, large lot community of the protection and rights for compatibility it approved as policies of Council and requirements for approval of this application.

(j) The Applicability of the Community Area Policy Review for Low-Rise Residential Designations

Our client's and other residents' concerns and comments regarding the requirements of OPA15 have perhaps been misunderstood. OPA 15 arose, as stated in the Staff Report, from the initiation by Council of the Community Area Policy Review for Low Rise Residential designations, in recognition of development pressures – particularly proposals for infill townhouse developments - in existing neighbourhoods. An examination of the policies was to consider, among other things, clarity of interpretation of existing policies and their ability to ensure compatibility. Accordingly, and, again, in the context of development pressures for infill developments, the resulting report clarified and validated the Official Plan intents that:

- Community Areas with existing development are not intended to experience significant physical change;

- New development that respects and reinforces the existing scale, height, massing, lot pattern, building type, character, form and planned function of the immediate local area is permitted as set out in the policies of Section 9 of the Official Plan; and
- Limited intensification may be permitted in accordance with the policies of Section 9 of the Official Plan.

It must be noted that while the new provisions of OPA15 are not deemed to apply to development applications completed before its effective date of May 28, 2019 (subject to appeals), the policies in VOP2010 are not as a result nullified, but continue to be in full force and effect. Council's approval of OPA15 further validates and clarifies those official plan policies. In fact, the proposed changes in OPA15 to Policy 9.1.2.3 continue to protect the large lot subdivision in which the application lands are located as set out in the Official Plan. What's more, when Council approved OPA15 in 2018 the City represented that it conformed to current Provincial policy. While the City cannot defend the policies 9.1.2.2 and 9.1.2.3 under OPA 15 before the LPAT it is a betrayal of the local residents and all residents living in established neighbourhoods in Community Areas not to defend the provisions of 9.1.2.2 and 9.1.2.3 in the Official Plan, for if the unchanged policy provisions in OPA15 conform with current provincial policy then so must those unamended policy provisions in the Official Plan that apply to these lands.

The Community Area Policy Review for Low-Rise Residential Designations resulted in Council adopting Urban Design Guidelines for Infill Development in Established Low-Rise Residents Neighborhoods. These Guidelines were approved by Council on October 19, 2016. The Guidelines are currently in effect and apply to the Subject Lands. In fact Policy 9.1.2.3(f) requires that proposed building heights and massing should respect both the scale of adjacent residential buildings and any city urban design guidelines prepared for these Community Areas.

Subsequently, Council approved OPA15 on September 28, 2018, implementing the policy changes recommended by the Community Area Policy Review for Low Rise Residential Designation study.

The bylaw adopting OPA15 states in the text constituting OPA15 to the VOP2010 that:

- The resulting amendments provide for greater clarity of interpretation and more definitive policies that will support compatible infill development that will address the unique needs of the Low Rise Residential Areas in Established Community Areas;
- The amendments in this Official Plan Amendment are consistent with the Provincial Policy Statement, 2014; and

- The amendments to the Vaughan Official Plan were reviewed in the context of the new 2017 Growth Plan. It has been concluded that the amendments in this Official Plan Amendment conform with Provincial Growth Plan for the Greater Golden Horseshoe 2017.

Furthermore, the Staff Report asserts that:

- The applications, including an amendment to Sections 9.1.2.2 and 9.1.2.3 of VOP2010, Volume 1 were deemed complete on April 7, 2017;
- The Applications are consistent with the Provincial Policy Statement, 2014; and
- The Applications conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019.

The relevant provisions of policies 9.1.2.2 and 9.1.2.3 in VOP2010 are substantially and effectively unchanged by OPA 15 as they relate to this application. The City has represented that OPA 15 conforms to both the PPS 2014 and the provincial *Growth Plan for the Greater Golden Horseshoe (2017)* and therefore so must these unchanged same policies in VOP2010.

The Staff Report asserts that the applications are also consistent with the PPS 2014 and conform to Growth Plan for the Greater Horseshoe 2019 (which was approved only two weeks ago on May 16<sup>th</sup>, 2019). Therefore, unless amendments were recently filed by the applicant, the application is subject to the 2017 Provincial Growth Plan.

How can both the City's policies and the developers applications satisfy the same provincial policies and yet the application does not conform with the City's policies? The very integrity of planning in Vaughan seems to be at stake at the heart of that question – a question residents have a right to know and understand and Council has a duty to report.

Developing townhouses at 48 uph does not create a "large lot" fabric per the Guidelines.

Staff are enabled by OP 13.15 to initiate a study of the appropriate development form, including environmental impacts and urban design, the critical issues for our client. Staff refused to include the policy without explanation. It is respectfully submitted this study would have better considered the requirement to build in existing, stable and established neighbourhoods in a built form that closely mirrors the built form and character of existing residences.

In addition, the Subject Lands are surrounded by the Greenbelt. To the immediate south, an Area of Natural and Scientific Interest (Marigold Creek) and a Significant

Woodland ANSI are the immediate lands to the proposed sub-division. Staff ignores this fact without explanation.

In addition, the policy framework for Official Plan Amendment No 15 has been brought into effect, which implements The Community Area Policy Review for Low-Rise Residential Designations Study (the "Study").

The proposed development does not satisfy the requirements of Sections 9.1.2.2 and 9.1.2.3 of the VOP 2010 that direct new development within "Community Areas" to be designed to respect and reinforce the physical character of the established neighbourhood. Nor does the proposed development pay sufficient attention to the local lot patterns, sizes and configuration, surrounding heights and setbacks, building types of nearby residential properties and local street patterns. The Staff analysis references townhouses located 1,000 metres from the subject lands as examples of development in the area, but fails to acknowledge or sufficiently recognize the estate residential lands located immediately abutting to the east and the estate residential lands found across the street on the north side of Major Mackenzie Drive.

The compatibility criteria of Section 9.1.2.2 and 9.1.2.3 of the VOP 2010 are intended to ensure new development will co-exist with existing development. The proposed development will not be integrated within the surrounding neighbourhood context and does not represent good planning.

Additionally, the application is premature pending the outcome of the *Local Planning Appeal Tribunal Act*, section 35 review request regarding the proper application of OP 9.1.2.3 and the applicability of "transit-friendly" densities along Major Mackenzie Drive.

The outcome of that case is critically important to your decision. Six ratepayers groups participated in that hearing, an unprecedented turnout.

### **First Nations Notice**

At the public hearing held September 2017, our client formally requested that notice to potentially affected First Nations be sent immediately. Given the historically strong First Nations' presence along the Humber River Valley adjacent and connected to this particular area, and the known close proximity of the proposed development lands to a significant historical settlement by the Huron Wendat Nation - as little as one kilometre away, not to mention the recent relationship Vaughan established and celebrated working with the Huron Wendat Nation for development in Block 47, eighteen months later the City's response is to rely on Planning Act O.Reg 543/06 and 545/06 for giving notice to First Nations. These regulations only require Notice to be given to a Chief of a First Nation Council if that First Nation is located on a Reserve and any part of that

Reserve is within one kilometre of the proposed development. In 2019, with the unreconciled issues of treatment of First Nations' rights, culture and history, this is inexcusable.

The nearest First Nation's reserve to Vaughan is nearly 100km away. The Huron-Wendat Nation, the friends of Vaughan Council and most closely culturally affiliated First Nation with Vaughan's past, are 1,000km distant. In other words, Staff feels it is perfectly fine for the Huron-Wendat or any other First Nation to never receive Notice of Council decisions.

Under these regulations, the Huron-Wendat Nation has never and will never receive notice that sites of cultural significance to the Huron-Wendat Nation may be impacted as long as Staff and Council abide by these unconstitutional relics.

The failure to notify and consult the Huron Wendat Nation violates the Huron-Wendat Nation's constitutional right to be consulted and accommodated with respect to its cultural heritage interests.

These regulations put the rights of municipalities, ratepayers, school boards, conservation authorities, utilities, and in the case of O. Reg. 544/06, telecommunications infrastructure providers before the constitutionally entrenched rights of First Nations.

The notice requirements contained in these regulations are relics of the past and are considered "profoundly racist" as stated by Grand Chief Konrad Sioui of the Huron-Wendat Nation in a letter to the Honourable Dalton McGuinty on March 17, 2009.

It is high time this very unfortunate anomaly be fixed, in the interests of truth and reconciliation.

The Canadian Constitution in s. 35 expanded the rights of First Nations creating a concept of First Nations rights that is far greater than matters affecting interests on or nearby Reserves. First Nations are entitled to be on the same footing and receive the same rights of natural justice as school boards and telecommunications companies.

Amendments must be made to the *Planning Act* and corresponding regulations that recognize the cultural and heritage rights of the Huron-Wendat Nation by ensuring that it is statutorily notified like any other interest and consulted before any ancestral remains are disturbed. In the meantime, in 18 months the City of Vaughan could not even write a single letter to a recognized group, with known interests in the area, and an established working relationship with the City of Vaughan, to advise them of a

potential cultural interest on lands similar to and connected to known historical settlements, pursuant to my client's request at the Public Hearing for this matter.

In order to determine if portions of the *Planning Act* are constitutionally valid, a party may "State a Case" in writing to the Local Planning Appeal Tribunal in order for the Tribunal to refer the question to the Divisional Court for its opinion on any question that, in the opinion of the Tribunal, is a question of law.

## **Conclusion**

My client has been personally participating in local community planning for over 20 years and his family for over 40. They have lived in their home for 51 years. He has diligently and enthusiastically attended policy planning meetings and public hearings for new development to stay informed and contribute to the new development of lands around his community and to protect the character of his local community. His family has taken the view that their interest in this community does not end at the property line around their home. Now, not only does the City of Vaughan not apply the policies it represented to him and his fellow residents to protect the neighbourhood they created but he also is forced to be a party to multiple LPAT hearings to defend City policy, at his own expense. When on September 28, 2018 Council approved OPA15, not two weeks earlier the City was opposing my client at an LPAT hearing, refusing to support the very policies in the Official Plan which OPA 15 clarifies and enhances, policies intended to maintain the character of his subdivision and neighbourhood and others like it, which he has been fighting for. Why should any resident in Vaughan believe you'll do any better by them?

Please do not hesitate to contact me at 416-572-0464, or by email to [david@donnellylaw.ca](mailto:david@donnellylaw.ca), cc'ing [alexandra@donnellylaw.ca](mailto:alexandra@donnellylaw.ca) should you have any concerns.

Yours truly,



David R. Donnelly

cc. Client

June 4<sup>th</sup>, 2019

Dear Vaughan Council,

Re: WOODBRIDGE SOCCER CLUB: UNSOLICITED PROPOSAL FOR A SEASONAL SPORTS DOME AT VAUGHAN GROVE SPORTS PARK

After reviewing the documents and communications with respect to the above, I suggest the City not entertain the unsolicited proposal any further.

This proposal would not be appropriate for a municipal government to support in light of federal government mandates that minors (especially those under age 13) not specialize in one specific team sport and play competitive games all year around in that sport which includes soccer as well as baseball, ice hockey, and basketball. Although there is pushback by local associations, all four NSOs (National Sports Organizations) such as Hockey Canada and Baseball Canada have been mandated they discontinue their year-round "professionalism" of youth sports; otherwise they risk losing their affiliation with their respective NSO. Repetitive motion injuries are causing severe physical ailments during pre-adolescence due to overuse without off-season recovery time and emotional burnout before children are able to transition into their adolescent years. And too often they resign from sports participation prior to high school completely rather than transition to community or recreational level to maintain or support principles of physical literacy, social diversity and inclusion as they progress toward young adulthood.

If the city supports the WSCs sports dome then they are essentially promoting competitive soccer all four seasons which only perpetuates early specialization which does not align with federal mandates.

Hiten Patel

Thornhill Wood Drive



C 29  
COMMUNICATION  
CW - June 4/2019  
ITEM - 2 & 4

Don Given  
905 513 0170x109  
DGiven@mgp.ca

June 4, 2019

MGPFile: 13-2206

Mayor and Members of Council  
Vaughan City Hall  
Mayor and Council Offices  
2141 Major Mackenzie Dr.  
Vaughan, ON L6A 1T1

Via email: [todd.coles@vaughan.ca](mailto:todd.coles@vaughan.ca)

**Attention: Mr. Todd Coles**  
City Clerk *for Distribution to Council Members*

**RE: Response to comments since the February 5, 2019 City of Vaughan Public Hearing 11363, 11063 & 11191 Highway 27, City Vaughan Kirby 27 Developments Limited & East Kleinburg Developments Inc. / 1045501 Ontario Limited City of Vaughan File Nos.: OP.17.007 & OP.17.008 Items 2 and 4, Committee of the Whole Agenda for June 4, 2019**

Malone Given Parsons Ltd. (“MGP”) is the planning consultant for Kirby 27 Developments Limited (“Kirby”) & East Kleinburg Developments Inc./ 1045501 Ontario Limited (“East Kleinburg”), owner of lands south of Kirby Road, east of Highway 27, municipally known as 11363, 11063 & 11191 Highway 27, City Vaughan.

On behalf of Kirby and East Kleinburg, MGP is pleased to provide this letter to address comments received regarding the applications noted above since the February 5, 2019 City of Vaughan Public Hearing and to support staff recommendations.

Kirby and East Kleinburg would like to thank Members of Council, specifically Councillor Iafate and members of the public, for taking the time to meet and provide comments on the proposed amendments as well as City of Vaughan staff and other agencies for their thorough review of the applications. We look forward to working with staff through the subsequent development approval process required for these proposals.

**Purpose of the Official Plan Amendments**

The purpose of the Official Plan Amendments is to amend the City of Vaughan Official Plan (2010) (“VOP 2010”) to re-designate portions of the Kirby 27 lands from “Agricultural” and “Natural Areas” to “Low-Rise Residential” and to re-designate portions of the East Kleinburg lands from “Private Open Space”, “Agriculture” and “Natural Areas” to “Low-Rise Residential” and “Low-Rise Mixed-Use”. The City of Vaughan Committee of the Whole Staff Reports, dated June 4, 2019 recommend approval of both applications, subject to recommendations found in those Reports.

The Toronto and Region Conservation Authority (“TRCA”) has no objection to the Official Plan Amendments. The Region of York has no objection to the Official Plan Amendments and has exempted them from York Region approval. Copies of the letters from the TRCA (May 3, 2019) and the Region (May 3, 2019) are attached to this letter.

### **Proposal**

The applications propose to redevelop vacant land (approximately 17 ha) and 9-holes of the Copper Creek Golf Course on tableland (approximately 38 ha) for a residential neighbourhood including Low-Rise Residential uses, parks and a school, and a Low-Rise Mixed-Use Block with a maximum height of 3 storeys and an FSI of 1.5. Access to the neighbourhood is proposed from Kirby Road and Highway 27, incorporating the existing entrance of the Copper Creek Golf Course leading to the clubhouse. Natural features have been staked, studies completed and appropriate limits of development established to protect the existing landscape within the valley, all to the satisfaction of the TRCA and City staff.

### **Comments Received Since the February 5, 2019 City of Vaughan Public Hearing**

Comments received include comments from the public at the February 5, 2019 City of Vaughan Statutory Public Hearing, the March 20, 2019 Non-Statutory Community Meeting and additional comments to date, which are part of the public record. Comments received from agencies include the Region of York, the Toronto and Region Conservation Authority, the City of Vaughan Parks Department and Development Engineering Department.

### **Response to Public Comments**

Comments received have been grouped under issues expressed and addressed accordingly.

### Transition under the Greenbelt Plan, 2017

Transition under the Greenbelt Plan applies to approximately 5.30 ha of the land adjacent to the limit of development along the valley, of which approximately 2.8 ha will be developed for residential uses and 2.5 ha will remain as golf course. The lands are transitioned under application of Greenbelt Plan policy 5.2.1, which allows relevant policies from Official Plan Amendment 601 (“OPA 601”), as amended, to be implemented through this Official Plan Amendment and subsequent development applications. OPA 601 was in force prior to the Greenbelt Plan coming into force. Schedule 2 “Natural Heritage Network” of VOP 2010 is not approved and pending same, the policies of OPA 601 continue to apply to those lands. The development limits have been established by the TRCA through site visits and staking of the valley limits or calculation of the Long-Term Stable Top of Slope as per OPA 601.

City of Vaughan Planning staff in their Staff Report to the June 4, 2019 Committee of the Whole Meeting agree that the lands have transitional status. York Region Community Planning staff also agree that the lands are transitioned in their comment letter dated May 3, 2019.

### Transportation

As per the Transportation Assessment prepared by Poulos and Chung Ltd., little, if any planned growth in population and employment by 2031 is forecast to occur in the immediate surrounding area. The City of Vaughan Transportation Master Plan 2016 and Poulos’ study concludes that the existing one lane of traffic in each direction on Highway 27 and Kirby Road is sufficient to accommodate the total 2027 traffic demands of existing traffic, growth in background traffic and the proposed Kirby and East Kleinburg traffic.

The traffic flows generated from this proposal can be accommodated at the boundary road intersections by the introduction of exclusive left / right turn lanes with appropriate traffic control devices. Poulos' assessment also states that although signal warrants are not met at the intersection of Street 'B' and 'C' and Highway 27, the Assessment concludes that traffic signals should be installed at these locations. The placement of these traffic signals will provide gaps in traffic, improving the intersection of Vivot Blvd to the west and Highway 27. Other improvements to proposed intersections may be required, such as driver sight line improvements at the intersection of Street 'A' and Kirby Road by lowering the profile of Kirby Road.

The transportation demand generated by the Kirby and East Kleinberg proposal can be served by the existing infrastructure with minor improvements. Further refined studies will take place through the subsequent development approval process, which include a scoped Block Plan process and Draft Plan of Subdivision/ Zoning By-law Amendment applications.

The proposed internal road network within the Kirby Plan has been updated to accommodate a mix of unit types including single detached homes with rear lane access. Laneway access product limits driveways onto minor collector roads and limits conflicts with multi-use paths. Additional trail connections will be reviewed during the development approval process. Proposed Street "I" is now shown providing access to 5841 Kirby Road if the owner chooses to file development applications. Further study of these internal roads will take place during the future development approval process and the applicant will continue to work with the City's Development Engineering Department.

Highway 27 is planned, as per the Region of York Transportation Master Plan, 2016, to be widened to 4 lanes from Major Mackenzie Drive to Nobleton in the 2022-2026 time period and is expected to result in improved capacity concurrent with the occupancy of housing in the Kirby and East Kleinburg lands. The Applicant will meet with the Region to review their plans and incorporate their direction with respect to lane configuration and other transportation related matters through the subsequent approval process.

#### Environmental

Environmental Impact Studies, Hydrogeological and Water Balance Studies, Preliminary Geotechnical Investigations and Slope Stability Analyses, Phase One and Two Environmental Site Assessments, and a Functional Servicing Report (FSR) have been completed. As per the FSR, the proposed development and stormwater management pond is not within the Regional Floodplain. The stormwater outlet pipes are within the Regional Floodplain, which is common practice. The Water Balance for the development will be further detailed through the future development approval process with the objective of maintaining a pre-development water balance. Well water supply to adjacent properties will be maintained and will be studied further through future planning applications. An Environmental Noise Study will be completed and submitted for review through subsequent applications.

A Long-Term Stable Top of Slope along the edge of the valley was determined subsequent to the February 5, 2019 Public Hearing with negligible change to the East Kleinberg Plan. The valley lands in the eastern portion of the site are proposed to be maintained in private ownership as to permit the continued operation of a 9-hole golf course in the valley, as it is now.

Beacon Environmental, the Environmental Consultant to the Applicant, has provided a letter responding to the letter from David Donnelly (on behalf of Humberplex Developments). A copy of the letter from Beacon Environmental (June 3, 2019) is attached to this letter. This Beacon letter

provides a complete and comprehensive response to the Donnelly Law letter and explains why the concerns raised in the Donnelly letter are without merit. It is obvious from the contents of that letter that there is a fundamental misunderstanding of the land use planning process in the City of Vaughan and the matters to be addressed at this Official Plan stage versus subsequent development approvals. It is noteworthy that the TRCA have no objection to the proposed Official Plan Amendments, as per their letter dated May 3, 2019 (attached). The TRCA, together with the City, guard the public interest; not Humberplex Developments.

#### Engineering

The Stormwater Management Pond is proposed to be a retrofit of an existing Copper Creek Golf Course irrigation pond within the valley. The TRCA and the City of Vaughan Development Engineering Department have no objection to the use of the pond subject to further study through future development applications.

The proposed sanitary pumping station originally proposed within the Kirby 27 site is now proposed on the 5841 Kirby Road property. The pumping station will be in proximity to the existing entrance to the 5841 Kirby Road property near Kirby Road within the Greenbelt Area boundary. This general location is the ultimate site for a sanitary pumping station as determined by the Applicant's engineering consultant, SCS Consulting Group Ltd. and the City's Kleinburg-Nashville Servicing Strategy Class Environmental Assessment Study. The City Development Engineering Department have no objection to the proposed servicing solutions subject to further review through the development approval process. This infrastructure is permitted within the Greenbelt.

#### Compatibility

The majority of the proposed development is for ground related residential uses similar in form to the existing community of Kleinburg. The former "Mid-Rise Mixed-Use" designation had a maximum height of 12 storeys whereas the current "Low-Rise Mixed-Use" is proposed to have a maximum height of 3 storeys and an FSI of 1.5.

Along the southern property line of the existing golf course, the applicant is proposing a tree preservation area within the rear of the proposed lots to maintain community character and provide transition from the proposal to the Mansions on the Boulevard subdivision to the south (i.e. the Humberplex development). The tree preservation area will be implemented through exceptions to the City of Vaughan Zoning By-law and/or Restrictive Covenants over the future residential lots in favour of the City of Vaughan. The proposed lots along this shared property line are larger than the lots to the south and provide ample privacy and compatibility.

As per City of Vaughan Parks Department comments dated March 22, 2019, park locations were adjusted within the proposed development to provide more usable and functional park space.

**Closing**

We would like to thank Council for their time in reviewing this letter. We look forward to your decision on the Official Plan Amendment applications for Kirby 27 Developments Limited & East Kleinburg Developments Inc. / 1045501 Ontario Limited (OP.17.007 & OP.17.008) and working with staff through the subsequent development approval process required for this development.

Should you wish to discuss this letter further please do not hesitate to contact the undersigned at 905-513-0170x.109.

Yours very truly,

**Malone Given Parsons Ltd.**

A handwritten signature in blue ink, appearing to read "Don Given".

**Don Given, MCIP, RPP**

cc: Jason Schmidt-Shoukri, City of Vaughan  
Mauro Peverini, City of Vaughan  
Mark Antoine, City of Vaughan  
Silvio De Gasperis, TACC Developments  
Aaron Hershoff, TACC Developments  
Jack Eisenberger, Fieldgate Developments  
Carlo Stefanutti, Fieldgate Developments  
Ira T. Kagan, Kagan Shastri LLP  
Jo-Anne Lane, Beacon Environmental  
Nick Poulos, Poulos & Chung Limited  
Lindsay Moore, SCS Consulting Group Ltd.  
Thomas Kilpatrick, Malone Given Parsons Ltd.

Att/4



May 3, 2019

Mr. Mauro Peverini  
Director of Development Planning  
The City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario, L6A 1T1

Attention: Mark Antoine, Senior Planner

**Re: Kirby 27 Developments Limited  
City of Vaughan  
Your File No.: OP.17.007  
York Region File No.: LOPA.17.V.0036**

This is in response to your request for comments for the above-captioned Official Plan Amendment ("OPA") application. The subject site is approximately 23.55 hectares (58.19 acres) in size, and is located on lands municipally known as 11363 Highway 27, which is at the southeast corner of Highway 27 and Kirby Road. Highway 27 is a Regional road and Kirby Road is under the City of Vaughan's jurisdiction.

The proposed development consists of a residential neighbourhood with approximately 200 low-rise residential units and a public park, on the tableland portion of the subject lands.

**Purpose and Effect of the Proposed Official Plan Amendment**

The new Vaughan Official Plan 2010 ("VOP 2010") is the in-force Plan applicable to the subject site. Schedule 1 – Urban Structure, of the VOP 2010, identifies the site within the Community Area and Greenbelt Plan Area. Schedule 13 – Land Use designates the subject site "Agriculture", and "Natural Area" within the Greenbelt Plan Area.

The purpose of the proposed OPA is to amend the VOP 2010, specifically, Volume 1, Schedules 9 and 13, and Volume 2, Schedule 14-C and Chapter 13 Site Specific Policies to bring the subject property into conformity with the Vaughan Official Plan, the York Region Official Plan (2010) and Provincial Policy pertaining to the site by re-designating the current land use from "Agricultural" and "Natural Areas" to "Low-Rise Residential" and "Natural Areas".

According to the applicant's addendum planning justification report, prepared by Malone Given Parsons Ltd., dated December 5, 2018, the subject lands are transitioned

from the Greenbelt Plan through application of Greenbelt Plan policy 5.2.1. This is made possible by bringing forward relevant policies from OPA 601, as amended, which was in force on the subject lands prior to the Greenbelt Plan, into the VOP 2010. York Region Community Planning staff agrees with this approach, as the natural heritage features are appropriately protected from development. The limits of development are determined through detailed environmental assessments completed to the satisfaction of the Toronto and Region Conservation Authority.

#### **Conformity with the York Region 2010 Official Plan**

The subject site is designated "Towns and Villages" and "Greenbelt Protected Countryside" by Map 1 – Regional Structure of the York Region 2010 Official Plan ("ROP 2010"). Map 2 – Greenlands shows the natural heritage features as "Regional Greenland System". Map 3 – Environmental Significant Areas and Areas of Natural and Scientific Interest shows that there are "Environmental Significant Areas" within the Regional Greenland System. Map 5 – Woodlands shows that there are also "Woodlands" within the Regional Greenlands system. Map 8 – Agricultural and Rural Area shows that the lands within the Greenbelt Plan are "Agricultural Area". Map 14- Highly Vulnerable Aquifers shows that there are areas of "Highly Vulnerable Aquifers" generally within the Regional Greenland System.

Regional Official Plan policies found in Section 2.1 – Regional Greenlands System, states that Regional Greenlands are to be protected and enhanced, and new development and site alteration in the vicinity of the System is to be controlled (Policy 2.1.1). The Regional Official Plan also directs local Official Plans to establish and protect greenlands systems from development and site alteration (Policy 2.1.4) and to more specifically identify and integrate the System into community design (Policy 2.1.5). The boundaries and the extent of the Regional Greenland System, as shown on Map 2 of the Regional Official Plan, are approximate. Refinements to the boundaries may occur through approved planning applications supported by appropriate technical studies (Policy 2.1.7).

The proposed Official Plan Amendment generally conforms to the York Region Official Plan. The natural heritage features are being protected from development and the tableland portions of the subject site are proposed to be designated to accommodate development of a new community.

#### **Exemption from York Region Approval**

Based on our review and assessment, this proposed OPA appears to be a routine matter of local significance. Furthermore, in accordance with Regional Official Plan policy 8.3.8, the proposed Amendment does not adversely affect Regional planning policies or interests.

Pursuant to Council authorization specified in By-law A-0265-1999-017, this application is hereby exempted from approval by Regional Council. However, this exemption from Regional approval is granted on the basis of TRCA's approval of the limits of development. This allows the Amendment to come into effect following its adoption by the City of Vaughan and the expiration of the required appeal period.

#### **Technical Comments from Regional Circulation**

The following summarizes technical comments received from the various commenting Regional Branches and Departments.

#### **Environmental Services**

Regional staff from Water Resources do not have comments on the OPA application, but provide comments for subsequent development applications. The applicant is advised that the property is located within a Significant Groundwater Recharge Area and WHPA-Q. As such the CTC Source Protection Plan water quantity recharge maintenance policy will apply. The proponent will be required to maintain recharge as demonstrated through a hydrogeological study that shows the existing (i.e. pre proposed development) water balance can be maintained in the future (i.e. post proposed development). Water Resources acknowledges that the proponent has prepared a Pre and Post Development Site Specific Water Balance Assessment (prepared by WSP Canada Inc., dated February 28, 2017) to address the CTC Source Protection Plan Water Balance Requirements. The contact person for the scoping and review of the water balance for Source Protection Plan conformity is Don Ford at TRCA.

The applicant is advised that Low Impact Development (LID) measures are encouraged to be applied to the site. As per York Region Official Plan policy 2.3.37, developments should maximize infiltration through integrated treatment approach techniques to minimize stormwater volume and contaminant loads. This should include, but not be limited to, techniques such as rainwater harvesting, phosphorus reduction, constructed wetlands, bioretention swales, green roofs, permeable surfaces, clean water collection systems, and the preservation and enhancement of native vegetation cover. The use of the following resource is encouraged: Low Impact Development Stormwater Management Planning and Design Guide and is available using the following link: <http://www.creditvalleyca.ca/low-impact-development/low-impact-development-support/stormwater-management-lid-guidance-documents/low-impact-development-stormwater-management-planning-and-design-guide/>

Regional staff from Infrastructure Asset Management (water and wastewater) advises that the residential development proposed within the application will require water and wastewater servicing allocation from the City of Vaughan. If the City of Vaughan does not grant this development the required allocation from the Region's existing capacity

assignments to date, then the development may require additional infrastructure based on conditions of future capacity assignment, which may include:

- West Vaughan Sewage Servicing – 2028 expected completion
- Other projects as may be identified in future studies.

The timing of the above infrastructure is the current estimate and may change as each infrastructure project progresses and is provided for information purposes only.

Based on the FSR provided, the wastewater and water servicing are summarized below.

#### Wastewater

The wastewater servicing for the proposed development relies on a new City of Vaughan wastewater pump station that discharges to the existing City of Vaughan sanitary sewer on Highway 27.

#### Water

The WSP's water analysis report needs to be revised. It should reflect the existing and planned water system conditions in that area. Their system understanding, as demonstrated in the report and used in their design and analysis, is not correct. As such, we advise WSP to use correct system boundary information in the analysis. Typically they should get the system information from the City of Vaughan. However, we are amenable to meet with the consultant if needed. The applicant is advised to contact Jhapendra Pokhrel, Water and Wastewater Modelling Engineer, at 1-877-464-9675 ext. 75512, for further assistance.

#### **Transportation Services**

Transportation staff have no objections to the proposed OPA application with regards to the land use.

The following Regional comments shall be addressed to the satisfaction of the Region prior to the subsequent development applications for the proposed development.

#### Technical Comments on the TIS

1. A review of the supporting Traffic Impact Study dated March 2017 indicates that the report used the old Guidelines (August 2007) for preparing Transportation Impact Study. It should be noted that effective January 1, 2017, all transportation impact study report must be consistent the Region's Transportation Mobility Plan Guidelines for Development Application (November 2016). As such, the Transportation Study shall be revised and submitted for further review.

2. The traffic count data shall be updated with the latest traffic counts. The traffic volume data was collected in May 2015. The Region does not accept traffic volume data more than three years old.
3. The Study shall analyse peak hours including weekend peak hours as Highway 27 is a preferred route of cottage-traffic to and from the north.
4. The Study shows peak direction future traffic volumes of +1600 during peak hours on Highway 27. This section of Highway 27 between Major Mackenzie Drive and Kirby Road is predominantly a two lane section. Implementation of signalized intersection to provide access to the proposed development will further decrease the capacity on Highway 27. Improvements such as widening of Highway 27 to four lanes between Major Mackenzie Drive and Kirby Road may be required to accommodate traffic generated by the proposed development. The revised study shall address this concern. The revised Study shall assess and identify the required improvements of Highway 27 between Major Mackenzie Drive and Kirby Road.
5. The Study area shall also include the intersection of Nashville Road and Highway 27 in the intersection operation capacity analysis.
6. The Study shall also recommend the pedestrian and cyclists facilities required on Highway 27 to accommodate and encourage alternative modes of transportation from the proposed development.
7. The revised report format shall be consistent with the Region's Transportation Mobility Plan Guidelines for Development Applications (November 2016), which includes the table of content, figures and list of table. Table 10 of the Guidelines should be filled out and attached to the final report.
8. The Study shall include existing and future level of service analysis for automobile, walking, cycling and transit modes of transportation, as outlined in the Region's Transportation Mobility Plan Guidelines.
9. A TDM checklist which is similar to Table 13 of the Transportation Mobility Plan Guidelines shall be provided that summarizes the programs and measures, responsibility of the Owner, and the estimated costs for these recommendations.
10. The TDM Plan shall provide at later stages of the development a communication strategy to communicate and notify the Region and the City of Vaughan to effectively deliver the Information Packages and pre-loaded PRESTO Cards to

residents. This strategy shall also include a physical location for distribution of the Information Packages and pre-loaded PRESTO Cards, if applicable.

The Region will provide additional comments on the revised Traffic Impact Study when it is submitted for review.

#### Preliminary Comments for Subsequent Development Application for this site

The following preliminary consolidated comments are provided for subsequent development applications. These comments are not an approval and are subject to modification. It is intended to provide information to the applicant regarding the Regional requirements that have been identified to date. More detailed comments will be provided through the Draft Plan of Subdivision application and/or at the subsequent Site Plan application.

#### **Transportation Planning**

1. Provide a basic 36 metre right-of-way for this section of Highway 27. As such, all municipal setbacks shall be referenced from a point 18.0 metre from the centerline of construction of Highway 27 and any lands required for additional turn lanes at the intersections will also be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the York Region Solicitor.
2. Agree in the Subdivision Agreement to provide interconnections with adjacent developments or existing communities in order to consolidate and reduce the number of accesses onto Regional roads (as per the Regional Official Plan Policy 7.2.53), where appropriate.
3. Agree in the Subdivision Agreement that the proposed development access be provided via local streets, shared driveways and interconnected properties to maximize the efficiency of the Regional street system (as per the Regional Official Plan Policy 7.2.53), where appropriate.
4. Provide direct pedestrian and cycling connections to the boundary roadways and adjacent developments to facilitate active transportation. A drawing shall be provided to illustrate the pedestrian and cycling connections and facilities, to the satisfaction of the Region.
5. Address all Regional comments provided in regards to the supporting Transportation Study dated March, 2017 prepared by Poulos and Chung, to the satisfaction of York Region.

---

### Development Engineering

1. Street A connects to Hwy 27 such that adequate daylight triangles cannot be provided until the adjacent property to the south developments. Currently there is no timing to this south development. The applicant will need to adjust the draft plan of subdivision or make arrangements with the adjacent property owner to the south to convey 15m x 15m daylight triangles for Street A.
2. Signals will not be permitted unless the signals warrants are met.
3. The traffic report needs to be revised to recommend geometry for the proposed intersections.
4. We have no comments regarding the servicing for the subject property.

### YRT/Viva

Detailed comments will be provided as part of the Draft Plan of Subdivision and/or subsequent Site Plan application.

For inquiries pertaining to comments provided by Transportation Planning, YRT/Viva, and Capital Planning and Delivery, please contact Shahid Matloob at 1-877-464-9675 ext. 75080.

For inquiries pertaining to comments provided by Development Engineering, please contact Trevor Catherwood at 1-877-464-9675 extension 75753.

For inquiries pertaining to Regional planning please contact Augustine Ko at 1-877-464-9675 ext. 71524.

Sincerely,



Karen Whitney, M.C.I.P., R.P.P  
Director of Community Planning and  
Development Services

AK



May 3, 2019

Mr. Mauro Peverini  
Director of Development Planning  
The City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario, L6A 1T1

Attention: Mark Antoine, Senior Planner

**Re: East Kleinburg Developments Inc.  
City of Vaughan  
Your File No.: OP.17.008  
York Region File No.: LOPA.17.V.0037**

This is in response to your request for comments for the above-captioned Official Plan Amendment ("OPA") application. The subject site is approximately 71.41 hectares (175.8 acres) in size, and is located on lands municipally known as 11063 and 11191 Highway 27.

The proposed development consists of a residential neighbourhood with approximately 430 residential units, one mixed use block (with a maximum height of 12 storeys and maximum FSI of 3.5), one school block and three park blocks.

**Purpose and Effect of the Proposed Official Plan Amendment**

The new Vaughan Official Plan 2010 ("VOP 2010") is the in-force Plan applicable to the subject site. Schedule 1 – Urban Structure, of the VOP 2010, identifies the site within the Community Area and Greenbelt Plan Area. Schedule 13 – Land Use designates the subject site "Private Open Space", "Agriculture", and "Natural Area" within the Greenbelt Plan Area.

The purpose of the proposed OPA is to amend the VOP 2010, specifically, Volume 1, Schedules 9 and 13, and Volume 2, Schedule 14-C and Chapter 13 Site Specific Policies, to bring the subject property into conformity with the Vaughan Official Plan, the York Region Official Plan (2010) and Provincial Policy pertaining to the site by re-designating the current land use from "Private Open Space", "Agricultural" and "Natural Areas" to "Low-Rise Residential" and "Natural Areas".

According to the applicant's addendum planning justification report, prepared by Malone Given Parsons Ltd., dated December 5, 2018, the subject lands are transitioned

from the Greenbelt Plan through application of Greenbelt Plan policy 5.2.1. This is made possible by bringing forward relevant policies from OPA 601, as amended, which was in force on the subject lands prior to the Greenbelt Plan, into the VOP 2010. York Region Community Planning staff agrees with this approach, as the natural heritage features are appropriately protected from development. The limits of development are determined through detailed environmental assessments completed to the satisfaction of the Toronto and Region Conservation Authority.

The "Agricultural" designated narrow sliver of lands is located within the Greenbelt Plan, between the Greenbelt Boundary and the "Natural Areas". Regional staff supports the redesignation from "Agricultural" to an urban designation, in this specific instance, because the subject lands are exempt from the Greenbelt Plan. This approach allows the limits of development to be appropriately determined through detailed environmental assessments completed to the satisfaction of the Toronto and Region Conservation Authority.

#### **Conformity with the York Region 2010 Official Plan**

The subject site is designated "Towns and Villages" and "Greenbelt Protected Countryside" by Map 1 – Regional Structure of the York Region 2010 Official Plan ("ROP 2010"). Map 2 – Greenlands shows the natural heritage features as "Regional Greenland System". Map 3 – Environmental Significant Areas and Areas of Natural and Scientific Interest shows that there are "Environmental Significant Areas" within the Regional Greenland System. Map 5 – Woodlands shows that there are also "Woodlands" within the Regional Greenlands system. Map 8 – Agricultural and Rural Area shows that the lands within the Greenbelt Plan are "Agricultural Area". Map 14- Highly Vulnerable Aquifers shows that there are areas of "Highly Vulnerable Aquifers" generally within the Regional Greenland System.

Regional Official Plan policies found in Section 2.1 – Regional Greenlands System, states that Regional Greenlands are to be protected and enhanced, and new development and site alteration in the vicinity of the System is to be controlled (Policy 2.1.1). The Regional Official Plan also directs local Official Plans to establish and protect greenlands systems from development and site alteration (Policy 2.1.4) and to more specifically identify and integrate the System into community design (Policy 2.1.5). The boundaries and the extent of the Regional Greenland System, as shown on Map 2 of the Regional Official Plan, are approximate. Refinements to the boundaries may occur through approved planning applications supported by appropriate technical studies (Policy 2.1.7).

The proposed Official Plan Amendment generally conforms to the York Region Official Plan. The natural heritage features are being protected from development and the

tableland portions of the subject site are proposed to be designated to accommodate development of a new community.

#### **Exemption from York Region Approval**

Based on our review and assessment, this proposed OPA appears to be a routine matter of local significance. Furthermore, in accordance with Regional Official Plan policy 8.3.8, the proposed Amendment does not adversely affect Regional planning policies or interests.

Pursuant to Council authorization specified in By-law A-0265-1999-017, this application is hereby exempted from approval by Regional Council. This allows the Amendment to come into effect following its adoption by the City of Vaughan and the expiration of the required appeal period.

#### **Technical Comments from Regional Circulation**

The following summarizes technical comments received from the various commenting Regional Branches and Departments.

#### **Environmental Services**

Regional staff from Water Resources do not have comments on the OPA application, but provide comments for subsequent development applications. The applicant is advised that the site is within the boundaries for Wellhead Protection Area D (WHPA-D) with a Vulnerability Score of 2, Significant Recharge Area (SGRA), Wellhead Protection Area Q (WHPA-Q) and partially within the boundaries of a Highly Vulnerable Aquifer (HVA) under the Clean Water Act, 2006.

Development proposed on the subject property within the Wellhead Protection Area must adhere to the Wellhead Protection Policies outlined in the York Region Official Plan (ROP, 2010) and Regional Official Plan Amendment 5 (ROPA 5, 2013).

1. Prior to Draft Plan of Subdivision approval, the Owner shall conduct and submit a Source Water Impact and Assessment Mitigation Plan (SWIAMP), to the satisfaction of the Region, to identify and address any potential water quality and water quantity threats to the municipal groundwater supplies. The SWIAMP shall be prepared by a qualified professional, to the satisfaction of Regional Environmental Services staff in the Water Resources group. The SWIAMP must follow the York Region document Guidance for Proposed Developments in Wellhead Protection Areas in York Region (October 2014). A SWIAMP is required for any of the activities listed below if they will occur on the site for the storage or manufacture of:
  - a) petroleum-based fuels and or solvents;
  - b) pesticides, herbicides, fungicides or fertilizers;

- c) construction equipment;
- d) inorganic chemicals;
- e) road salt and contaminants as identified by the Province;
- f) the generation and storage of hazardous waste or liquid industrial waste, and a waste disposal sites and facilities;
- g) organic soil conditioning sites and the storage and application of agricultural and non-agricultural source organic materials; and,
- h) snow storage and disposal facilities.

If a SWIAMP is not required, a letter prepared by a qualified professional will be required in its place stating that the above noted activities will not be occurring.

Summary of comments for future Draft Plan of Subdivision application:

1. Should the proposed development include bulk fuel or bulk chemicals within the HVA, a Contaminant Management Plan (CMP) will be required prior to future Draft Plan of Subdivision approval, for Water Resources review and approval.
2. Please note the property is located within a Significant Groundwater Recharge Area and WHPA-Q. As such the CTC Source Protection Plan water quantity recharge maintenance policy will apply. The proponent will be required to maintain recharge as demonstrated through a hydrogeological study that shows the existing (i.e. pre proposed development) water balance can be maintained in the future (i.e. post proposed development). Water Resources acknowledges that the proponent has prepared a Pre and Post Development Site Specific Water Balance Assessment (prepared by WSP Canada Inc., dated February 24, 2017) to address the CTC Source Protection Plan Water Balance Requirements. The contact person for the scoping and review of the water balance for Source Protection Plan conformity is Don Ford at TRCA.
3. The owner is to be advised that Low Impact Development (LID) measures are encouraged to be applied to the site. As per York Region Official Plan policy 2.3.37, developments should maximize infiltration through integrated treatment approach techniques to minimize stormwater volume and contaminant loads. This should include, but not be limited to, techniques such as rainwater harvesting, phosphorus reduction, constructed wetlands, bioretention swales, green roofs, permeable surfaces, clean water collection systems, and the preservation and enhancement of native vegetation cover. The use of the following resource is encouraged: Low Impact Development Stormwater Management Planning and Design Guide and is available using the following link: <http://www.creditvalleyca.ca/low-impact-development/low-impact-development-support/stormwater-management-lid-guidance-documents/low-impact-development-stormwater-management-planning-and-design-guide/>
4. Should significant dewatering be required, a dewatering plan shall be prepared by a qualified person and submitted by the proponent to the Region for approval

prior to excavation. If there will be water discharging to the Regional storm or sanitary sewer, it is recommended that the proponent consult with Regional Sewer use by-law group and obtain a dewatering discharge permit as necessary. Please contact the Sewer Use By-law group at [SewerUsebylaw@york.ca](mailto:SewerUsebylaw@york.ca) or 1-877-464-9675.

5. As the site is within a wellhead protection area, Water Resources does encourage the use of best management practices during construction and post construction with respect to the handling and storage of chemicals (such as used oil, degreasers and salt) on site. It is strongly recommended that Risk Management Measures are put in place with respect to chemical use and storage including spill kits, secondary containment, a spill response plan and training.
6. With respect to the use of salt on the property, Water Resources recommends the use of a contractor who is certified by Smart About Salt, and use of best management practices identified in the TAC Synthesis of Best Management Practices for Salt and Snow are followed: <http://tac-atc.ca/en/bookstore-and-resources/free-resources-and-tools/syntheses-practice>

Regional staff from Infrastructure Asset Management (water and wastewater) advises that the residential development proposed within the application will require water and wastewater servicing allocation from the City of Vaughan. If the City of Vaughan does not grant this development the required allocation from the Region's existing capacity assignments to date, then the development may require additional infrastructure based on conditions of future capacity assignment, which may include:

- West Vaughan Sewage Servicing – 2028 expected completion
- Other projects as may be identified in future studies.

The timing of the above infrastructure is the current estimate and may change as each infrastructure project progresses and is provided for information purposes only.

Based on the FSR provided, the wastewater and water servicing are summarized below.

#### Wastewater

The wastewater servicing for the proposed development relies on a new City of Vaughan wastewater pump station that discharges to the existing City of Vaughan sanitary sewer on Highway 27.

#### Water

The WSP's water analysis report needs to be revised. It should reflect the existing and planned water system conditions in that area. Their system understanding, as demonstrated in the report and used in their design and analysis, is not correct. As such,

we advise WSP to use correct system boundary information in the analysis. Typically they should get the system information from the City of Vaughan. However, we are amenable to meet with the consultant if needed. The applicant is advised to contact Jhapendra Pokhrel, Water and Wastewater Modelling Engineer, at 1-877-464-9675 ext. 75512, for further assistance.

### **Transportation Services**

Transportation staff have no objections to the proposed OPA application with regards to the land use.

The following Regional comments shall be addressed to the satisfaction of the Region prior to the subsequent development applications for the proposed development.

### Technical Comments on the TIS

1. A review of the supporting Traffic Impact Study dated March 2017 indicates that the report used the old Guidelines (August 2007) for preparing Transportation Impact Study. It should be noted that effective January 1, 2017, all transportation impact study report must be consistent the Region's Transportation Mobility Plan Guidelines for Development Application (November 2016). As such, the Transportation Study shall be revised and submitted for further review.
2. The traffic count data shall be updated with the latest traffic counts. The traffic volume data was collected in May 2015. The Region does not accept traffic volume data more than three years old.
3. The Study shall analyse peak hours including weekend peak hours as Highway 27 is a preferred route of cottage-traffic to and from the north.
4. The Study shows peak direction future traffic volumes of +1600 during peak hours on Highway 27. This section of Highway 27 between Major Mackenzie Drive and Kirby Road is predominantly a two lane section. Implementation of signalized intersection to provide access to the proposed development will further decrease the capacity on Highway 27. Improvements such as widening of Highway 27 to four lanes between Major Mackenzie Drive and Kirby Road may be required to accommodate traffic generated by the proposed development. The revised study shall address this concern. The revised Study shall assess and identify the required improvements of Highway 27 between Major Mackenzie Drive and Kirby Road.
5. The Study area shall also include the intersection of Nashville Road and Highway 27 in the intersection operation capacity analysis.

6. The Study shall also recommend the pedestrian and cyclists facilities required on Highway 27 to accommodate and encourage alternative modes of transportation from the proposed development.
7. The revised report format shall be consistent with the Region's Transportation Mobility Plan Guidelines for Development Applications (November 2016), which includes the table of content, figures and list of table. Table 10 of the Guidelines should be filled out and attached to the final report.
8. The Study shall include existing and future level of service analysis for automobile, walking, cycling and transit modes of transportation, as outlined in the Region's Transportation Mobility Plan Guidelines.
9. A TDM checklist which is similar to Table 13 of the Transportation Mobility Plan Guidelines shall be provided that summarizes the programs and measures, responsibility of the Owner, and the estimated costs for these recommendations.
10. The TDM Plan shall provide at later stages of the development a communication strategy to communicate and notify the Region and the City of Vaughan to effectively deliver the Information Packages and pre-loaded PRESTO Cards to residents. This strategy shall also include a physical location for distribution of the Information Packages and pre-loaded PRESTO Cards, if applicable.

The Region will provide additional comments on the revised Traffic Impact Study when it is submitted for review.

Preliminary Comments for Subsequent Development Application for this site

The following preliminary consolidated comments are provided for subsequent development applications. These comments are not an approval and are subject to modification. It is intended to provide information to the applicant regarding the Regional requirements that have been identified to date. More detailed comments will be provided through the Draft Plan of Subdivision application and/or at the subsequent Site Plan application.

**Transportation Planning**

1. Provide a basic 36 metre right-of-way for this section of Highway 27. As such, all municipal setbacks shall be referenced from a point 18.0 metre from the centerline of construction of Highway 27 and any lands required for additional turn lanes at the intersections will also be conveyed to York Region for public

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highway purposes, free of all costs and encumbrances, to the satisfaction of the York Region Solicitor.

2. Agree in the Subdivision Agreement to provide interconnections with adjacent developments or existing communities in order to consolidate and reduce the number of accesses onto Regional roads (as per the Regional Official Plan Policy 7.2.53), where appropriate.
3. Agree in the Subdivision Agreement that the proposed development access be provided via local streets, shared driveways and interconnected properties to maximize the efficiency of the Regional street system (as per the Regional Official Plan Policy 7.2.53), where appropriate.
4. Provide direct pedestrian and cycling connections to the boundary roadways and adjacent developments to facilitate active transportation. A drawing shall be provided to illustrate the pedestrian and cycling connections and facilities, to the satisfaction of the Region.
5. Address all Regional comments provided in regards to the supporting Transportation Study dated March, 2017 prepared by Poulos and Chung, to the satisfaction of York Region.

#### **Development Engineering**

1. Signals will not be permitted unless the signals warrants are met.
2. The traffic report needs to be revised to recommend geometry for the proposed intersections.
3. We have no comments regarding the servicing for the subject property.

#### **YRT/Viva**

Detailed comments will be provided as part of the Draft Plan of Subdivision and/or subsequent Site Plan application.

For inquiries pertaining to comments provided by Transportation Planning, YRT/Viva, and Capital Planning and Delivery, please contact Shahid Matloob at 1-877-464-9675 ext. 75080.

For inquiries pertaining to comments provided by Development Engineering, please contact Trevor Catherwood at 1-877-464-9675 extension 75753.

For inquiries pertaining to Regional planning please contact Augustine Ko at 1-877-464-9675 ext. 71524.

Sincerely,

A handwritten signature in blue ink that reads "Karen Whitney". The signature is written in a cursive, flowing style.

Karen Whitney, M.C.I.P., R.P.P  
Director of Community Planning and  
Development Services

AK

YORK-#9347240-v1-OP\_17\_008\_-\_York\_Region\_Comments

May 3, 2019

**By Email Only**

Mr. Mark Antoine  
Development Planning Department  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Dear Mr. Antoine:

**Re: 2<sup>nd</sup> Submission  
Official Plan Amendment Applications OP.17.007 and OP.17.008  
11363 and 11063 / 11191 Highway 27  
Part of Lots 28, 29 and 30, Concession 8  
City of Vaughan, Regional Municipality of York  
(Kirby 27 Developments Limited and  
East Kleinburg Developments Inc. / 1045501 Ontario Limited)**

Further to our previous letter dated July 16, 2018, this letter will acknowledge receipt of a second submission of materials associated with Official Plan Amendment Applications OP.17.007 and OP.17.008. Toronto and Region Conservation Authority (TRCA) staff has reviewed the applications and the supporting materials listed in Appendix 'A' and offers the following comments.

**Background**

TRCA staff attended meetings at the City of Vaughan on October 31, 2018 and November 9, 2018 to discuss comments provided on the first submission of the above noted applications. At the meetings, it was decided that certain comments would be addressed as a part of the current Official Plan Amendment Application (OPA) process while others would be deferred to the future scoped Block Plan and Draft Plan of Subdivision processes.

It was agreed that the majority of TRCA's comments, as provided in our July 16, 2018 letter, could be addressed through the future applications. Comments 5 through 9 were to be addressed as a part of the current applications.

**Application-Specific Comments**

TRCA staff has no concerns with the responses provided to our previous Comments 5 through 9. We note the draft OPAs have been amended from the first submission. In general, staff has no concerns with the drafts, but would ask that minor revisions be made to the text to reflect previous comments provided by our office and to align with the language in Volume 1 of the Vaughan Official Plan 2010 (VOP 2010). Those edits can be found in Appendices 'B' and 'C' of this letter. We are happy to discuss the edits further.

TRCA's remaining comments on the two project sites from our July 16, 2018 letter remain applicable and will need to be addressed through the future scoped Block Plan and Draft Plan of Subdivision processes.

**Recommendation**

In light of the above, TRCA staff has **no objections** to Official Plan Amendment Applications OP.17.007 and OP.17.008, subject to the applicant making minor amendments to the text of the draft OPAs as outlined in Appendices 'B' and 'C' of this letter to the satisfaction of the City of Vaughan and TRCA.

Should any revisions to the official plan amendment applications be proposed now or in the future, TRCA asks to be given the opportunity to review the proposals and amend our comments accordingly.

Please note that this letter is based on TRCA's current policies and regulation, which may change from time to time. Any future development proposal would be subject to the policies and regulation in effect at the time of application.

Please provide TRCA the Notice of Decision for the official plan amendment applications when available.

We trust these comments are of assistance. Should you have any questions, please do not hesitate to contact the undersigned at 416-661-6600 ext. 5269, or [csmith@trca.on.ca](mailto:csmith@trca.on.ca).

Yours truly,



Coreena Smith, EP, MCIP, RPP  
Acting Senior Manager, Development Planning and Permits  
/cs

Enclosure

cc: By Email

Don Given, Malone Given Parsons Ltd.  
Thomas Kilpatrick, Malone Given Parsons Ltd.  
Augustine Ko, Region Municipality of York  
Ruth Rendon, City of Vaughan  
Carmela Marrelli, City of Vaughan  
Stephen Bohan, TRCA

**Appendix 'A' – Materials Received by TRCA***Kirby 27 Developments*

- Concept Plan – Kirby 27 Developments Limited – 11363 Highway 27, Vaughan, Ontario, prepared by Malone Given Parsons Ltd., dated December 5, 2018.
- Response to Circulation Comments, prepared by Malone Given Parsons Ltd., dated December 2018.
- Addendum to Malone Given Parsons Ltd. Official Plan Amendment Planning Opinion Report, prepared by Malone Given Parsons Ltd., dated December 5, 2018.
- Draft Official Plan Amendment, prepared by Malone Given Parsons Ltd.
- Transportation Comments Response Memo, prepared by Poulos and Chung Ltd., dated May 30, 2018.
- Environmental Engineering Comments Response Letter, prepared by WSP Canada Inc., dated May 29, 2018.
- Response to Water Distribution and Sanitary Servicing Comments, prepared by SCS Consulting Group Ltd., dated June 12, 2018.
- Response to Stormwater Management Comments, prepared by SCS Consulting Group Inc., dated June 12, 2018.
- Natural Heritage Response Letter, prepared by Beacon Environmental, dated June 14, 2018.
- Urban Design & Planning Comments Response Letter, prepared by MBTW Group, dated May 30, 2018.
- Additional Engineering Response Letter, prepared by SCS Consulting Group Inc., dated December 5, 2018.

*East Kleinburg Developments*

- Response to Circulation Comments Matrix, prepared by Malone Given Parsons Ltd., dated December, 2018.
- OPA Comments Received to date consolidated by Malone Given Parsons Ltd.
- Addendum to Malone Given Parsons Ltd. Official Plan Amendment Planning Opinion Report, prepared by Malone Given Parsons Ltd., dated December 5, 2018.
- Concept Plan, prepared by Malone Given Parsons Ltd., dated December 4, 2018.
- Draft Official Plan Amendment, prepared by Malone Given Parsons Ltd.
- Transportation Comments Response Memo, prepared by Poulos and Chung Ltd., dated May 30, 2018.
- Environmental Engineering Comments Response Letter, prepared by WSP Canada Inc., dated May 30, 2018.
- Response to Water Distribution and Sanitary Servicing Comments prepared by SCS Consulting Group Ltd., dated June 12, 2018.
- Response to Stormwater Management Comments, prepared by SCS Consulting Group Inc., dated June 12, 2018.
- Natural Heritage Response Letter, prepared by Beacon Environmental, dated June 14, 2018.
- Urban Design & Planning Comments Response Letter, prepared by MBTW Group, dated May 30, 2018.
- Additional Engineering Response Letter, prepared by SCS Consulting Group Inc., dated December 5, 2018.

**Appendix 'B' – OPA Text Revisions for Kirby 27 Developments Limited**

The following are TRCA's requested amendments to the draft OPA for Kirby 27 Developments Limited:

1. The reference to the limits of development being established by TRCA should be removed from Section III. As noted in our previous correspondence, TRCA is only one agency that provides input into the determination of development limits through the planning process. The amended text should read as follows:

**III BASIS**

3. ...OPA 601 contemplated residential uses through future site-specific amendment on the subject property. OPA 601 also allowed for the limits of development to be established through detailed technical study and that developable lands could be developed in accordance with the adjacent urban land use designation. ~~The Limit of Development on site was staked and established August 9, 2016 and December 1, 2016 by the Toronto and Region Conservation Authority.~~ The Limit of Development will be further reviewed **and refined** through the scoped Block Plan and Draft Plan process. Through this Amendment, the relevant policies of OPA 601 has been brought forward into the VOP 2010.

2. The language used for the delineation of valley and stream corridors and woodlands in Section IV should be amended to better align with the language in Volume 1 of the VOP 2010, specifically Policies 3.3.1 relating to Valley and Stream Corridors and 3.3.3 relating to Woodlands. The amended text should read as follows:

**IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO**

5. ...13.YY.1.7 For the Area identified on Map 13.XX.A, the precise limits of the Valley and Stream Corridor and its associated vegetation protection zone shall be established to the satisfaction of the City, ~~in consultation with and~~ the Toronto Region and Conservation Authority (TRCA) ~~as may be required~~, based on the following:

- i. ~~If the valley slope is stable, a minimum vegetation protection zone of at least 10 metres shall be established from the top of valley bank where development will not be permitted. If the valley slope is not stable a minimum vegetation protection zone shall be established at a point at least 10 metres inland from the predicted long term stable slope projected from the existing stable/stabilized base of the slope, or from the predicted location of the base of slope shifted as a result of stream erosion over a 100-year period. The Valley and Stream Corridor shall have a minimum 10 metre vegetation protection zone.~~ A minimum vegetation protection zone greater than 10 metres may be required based on the results of detailed studies. Detailed technical studies (i.e. geotechnical) shall be prepared by the proponent to the satisfaction of the City, ~~in consultation with and~~ the TRCA.
- i. The Valley and Stream Corridor shall be ~~legally defined at the zoning and/or subdivision stage~~ precisely defined per the **policies in section 3.3.1 and definitions in section 10.2.2 of VOP 2010 Volume 1.**

...13.YY.1.9 For the Area identified on Map 13.XX.A, the precise limit of woodlands and a vegetation protection zone shall be established to the satisfaction of the City, in consultation with the TRCA as may be required, based on the following:

- i. Woodlands shall have a **minimum** 10 metre vegetation protection zone. A minimum vegetation protection zone greater than 10 metres may be required based on the results of detailed studies. Detailed technical studies (i.e. Environmental Impact Study) shall be prepared by the proponent to the satisfaction of the City, in consultation with the TRCA.
- ii. Woodlands ~~are subject to policy 3.3.3.2 and 3.3.3.3~~ **shall be precisely defined per the policies in section 3.3.3 and definitions in section 10.2.2 of VOP 2010 Volume 1.**

### Appendix 'C' – OPA Text Revisions for East Kleinburg Developments Inc. / 1045501 Ontario Limited

The following are TRCA's requested amendments to the draft OPA for East Kleinburg Developments Inc. / 1045501 Ontario Limited:

1. The reference to the limits of development (or features limits) being established by TRCA should be removed from Section III. As noted in our previous correspondence, TRCA is only one agency that provides input into the determination of development limits through the planning process. The amended text should read as follows:

#### III BASIS

3. ...OPA 601 contemplated residential development by future site-specific amendment on the subject property. OPA 601 also allowed for the limits of development to be established through detailed technical study and land determined to be developable, could be developed in accordance with the adjacent urban land use designation. ~~The feature limits on site were staked and established on June 29, 2015 and August 9, 2016 by the Toronto and Region Conservation Authority.~~ The feature development limits will be further reviewed and refined through the scoped Block Plan and Draft Plan process. Through this Amendment, the relevant policies of OPA 601 has been brought forward into the VOP 2010.

2. The language used for the delineation of valley and stream corridors and woodlands in Section IV should be amended to better align with the language in Volume 1 of the VOP 2010, specifically Policies 3.3.1 relating to Valley and Stream Corridors and 3.3.3 relating to Woodlands. The amended text should read as follows:

#### IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

5. ...13.YY.1.12 For the Area identified on Map 13.XX.A, the precise limits of the Valley and Stream Corridor and a vegetation protection zone shall be established to the satisfaction of the City, ~~in consultation with and~~ the Toronto Region and Conservation Authority (TRCA) ~~as may be required~~, based on the following:

- ii. ~~If the valley slope is stable, a minimum vegetation protection zone of at least 10 metres shall be established from the top of valley bank where development will not be permitted. If the valley slope is not stable a minimum vegetation protection zone shall be established at a point at least 10 metres inland from the predicted long term stable slope projected from the existing stable/stabilized base of the slope, or from the predicted location of the base of slope shifted as a result of stream erosion over a 100-year period. The Valley and Stream Corridor shall have a minimum 10 metre vegetation protection zone.~~ A minimum vegetation protection zone greater than 10 metres may be required based on the results of detailed studies. Detailed technical studies (i.e. geotechnical) shall be prepared by the proponent to the satisfaction of the City, ~~in consultation with and~~ the TRCA.
- iii. The Valley and Stream Corridor shall be ~~legally defined at the zoning and/or subdivision stage~~ precisely defined per the policies in section 3.3.1 and definitions in section 10.2.2 of VOP 2010 Volume 1.

...13.YY.1.14 For the Area identified on Map 13.XX.A, the precise limit of woodlands and a vegetation protection zone shall be established to the satisfaction of the City, in consultation with the TRCA as may be required, based on the following:

- i. Woodlands shall have a minimum 10 metre vegetation protection zone. A minimum vegetation protection zone greater than 10 metres may be required based on the results of detailed studies. Detailed technical studies (i.e. Environmental Impact Study) shall be prepared by the proponent to the satisfaction of the City, in consultation with the TRCA.
- ii. Woodlands ~~are subject to policy 3.3.3.2 and 3.3.3.3~~ shall be precisely defined per the policies in section 3.3.3 and definitions in section 10.2.2 of VOP 2010 Volume 1.

June 3, 2019

BEL 215064

Mr. Mauro Peverini  
Director of Development Planning  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan ON L6A 1T1

**Re: 11363 & 11063/11191 Highway 27, File No. OP.17007 and OP.17.008, City of Vaughan**

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Dear Mr. Peverini:

We have received a copy of correspondence addressed to you, from Donnelly Law dated May 24, 2019. This correspondence includes a peer review of an Environmental Impact Study (EIS) completed by Beacon Environmental Limited (Beacon) dated April 2017. The peer review was conducted by Natural Resource Solutions Inc. We offer the following letter in response to this document.

By way of background, Beacon Environmental is a full service environmental consulting firm with an excellent reputation in southern Ontario. We have been involved in numerous land development projects within and beyond the Greater Toronto Area. We have solid and cooperative working relationships with the regulatory agencies including Toronto and Region Conservation Authority (TRCA), Ministry of Natural Resources and Forestry (MNRF) and the Ministry of Environment, Conservation and Parks (MECP) staff. In this regard, we are familiar with current survey protocols, level of assessments and permitting procedures that have been put in place by these agencies to facilitate the development process. As part of the process, we are familiar with developments such as the subject property that are subject to the policies of the Greenbelt Plan, provincial *Endangered Species Act*, TRCA Regulation and Living City Policies and other applicable legislation.

We have been involved with the re-development of the subject property since 2015. As part of this process, we have completed seasonally appropriate field investigations at a level of detail suitable for a site under anthropogenic use. We have been on site with TRCA staff to complete a staking exercise that determined appropriate development limits supported by the City of Vaughan and TRCA. As part of that site visit, the full extent of the property was explored, and stormwater management options were discussed in order to obtain input from the staff. TRCA is the primary permitting agency for stormwater management and other servicing; therefore, this discussion was extremely valuable in guiding the options for what is permissible.

The peer review provided by Natural Resource Solutions Inc. (NRSI) indicates that information is not provided in sufficient detail and that discussions regarding Species at Risk, have not advanced to a level where approvals under the ESA should have been provided. The peer review also indicates that impacts have not been addressed and that compensation plans have not been developed.

The Environmental Impact Study (EIS) that we prepared (April 2017) was in support of an Official Plan Amendment (OPA) to re-designate a portion of the subject property from Private Open Space and Agriculture to Low Rise Residential and Low Rise Mixed Use. The work we completed was a preliminary EIS prepared to support an Official Plan Amendment. The scope of work and level of detail provided was entirely appropriate for the Official Plan Amendment and consistent with TRCA and City practice. Additional work has since been done for input into the Master Environmental Servicing Plan (MESP), which is also consistent with the City's development process.

In my opinion, the peer review reflects a lack of understanding of the City of Vaughan's development planning process and instead focuses on minutiae that are irrelevant to the characterization of the property, such as weather conditions and three season inventories on an anthropogenic site. Also, the peer review questions the absence of compensation plans for proposed vegetation removal. However, at this stage in the planning process, a compensation plan is premature and would have to be revised repeatedly to reflect changes in the development plan.

In several sections, the peer reviewer reflects a basic lack of understanding regarding other planning and natural environment processes. These include:

- Discussions regarding the Greenbelt Plan that misquote our report and fail to recognize the transition provisions of the Plan;
- Lack of knowledge regarding MNR's protocol on vegetation communities requiring snag surveys to identify potential maternal bat roosting trees;
- Questions regarding contacting MNR on the removal of wetlands, when TRCA is the agency responsible for regulating wetlands; and
- Questions on whether approvals under the *Endangered Species Act* (SAR) have been obtained, when this discussion is undertaken during detailed design.

Further to this last bullet point, I would note that the peer review is emphatic that insufficient detail is available related to Species at Risk (SAR) in general and Redside Dace in particular. In response to these concerns, we emphasize that in our experience, discussions regarding Species at Risk and the development of compensation plans are undertaken in later stages of the development process. Our success as a firm, has been to engage in ongoing discussion with agencies and to work together at appropriate points in the process to develop a plan that represents good environmental planning. This discussion includes all SAR that may be present on the property. We have found the most effective approach is to conduct surveys at a reasonable level of detail followed by discussions with the agency to determine next steps rather than undertake surveys that are unnecessary, costly and time consuming.

Since completion of the EIS in 2017, the additional studies that have been completed include monitoring for SAR bats, more detailed Headwater Drainage Feature Assessments and additional work on the Butternuts that were identified on the property. As just stated, discussions regarding SAR and the development of compensation plans are necessarily undertaken in later stages of the development process as these plans take shape.

Although all properties are unique in some degree, the subject site raises no issues or concerns that we have not previously addressed numerous times. Both Beacon ecologists and the engineers with

whom we collaborate are extremely knowledgeable in the development of stormwater management systems that meet MNR criteria for discharge into Redside Dace habitat. Butternut Health assessments have become common and Beacon has several staff members certified in this procedure. Headwater Drainage Feature Assessments and determining contributions to fish habitat are undertaken by qualified aquatic ecologists in our firm. Furthermore, our ecologists and landscape architects have developed numerous compensation plans in consultation with proponents and agencies. In this regard, we are confident that the work we are currently completing will meet all of the legislative and policy requirements to allow this development to proceed in an environmentally responsible manner.

Last, I emphasize that this planning process has been and continues to be carried out with the full involvement of the City of Vaughan, the TRCA and other relevant agencies mentioned earlier including the MECP who now oversees the ESA. Staff from these agencies have been on site several times. Staking exercises have been completed in their presence and discussions regarding stormwater management approaches, feature removals and other permitting items have been discussed in a co-operative and respectful manner. It is these agencies from whom we will ultimately obtain permits and at present, they are all satisfied that this development is proceeding in compliance with relevant policies. With respect, the mis-informed opinion of another consultant retained on behalf of an environmental advocate is not productive and does not further inform this process.

I am available to discuss this further and to answer any questions you have.

Prepared by:  
Beacon Environmental



Jo-Anne Lane, M.Sc  
Principal

## HUMPHRIES PLANNING GROUP INC.

Celebrating 15 years

HPGI File No.: LI16H  
June 4, 2019

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

**Attn: The Honourable Mayor Maurizio Bevilacqua & Members of Council and  
Todd Coles, City Clerk**

**Re: Kirby 27 Developments Limited  
Official Plan Amendment  
City File No.: OP.17.007**

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Dear Sirs,

This letter has been prepared on behalf of our client, Alex Vitaro, owner of the lands municipally known as 5841 Kirby Road. Our client's lands are located immediately to the north of the lands owned by Kirby 27 Developments Limited, and this letter has been prepared in response to the Committee of the Whole Reports pertaining to the above noted development application.

We note that Page 187 of the report states: *"The Development Concept identifies the conceptual extension of Street "I" to allow for access from the Subject Lands to 5841 Kirby Road, should the landowners of 5841 Kirby Road decide to submit the required development applications to determine the potential to redevelop their lands."* and further note that Page 165 of the report states: *"The final alignment of minor collector roads, and the final classification and layout of local roads, will be determined through the Scoped Block Plan and Draft Plan of Subdivision applications, without further amendment to VOP2010."*

We expect that the applicant will continue to consult with our client to arrive at a suitable arrangement related to the location and connection of an integrated development inclusive of road locations, servicing and grading during the scoped Block Plan and Draft Plan of Subdivision processes.

Thank you for your consideration in this matter. We look forward to continue working with the applicant and staff through the development process.

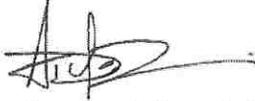
216 Chrislea Road  
Suite 103  
Vaughan, ON  
L4L 8S5

T: 905-264-7678  
F: 905-264-8073

[www.humphriesplanning.com](http://www.humphriesplanning.com)  
~ Do Something Good Everyday! ~

*Kirby 27 Developments Limited*  
June 4, 2019

Yours truly,  
**HUMPHRIES PLANNING GROUP INC.**



*FOR* Rosemarie Humphries BA, MCIP, RPP  
President

cc. Jason Schmidt-Shoukri, Deputy City Manager – Planning and Growth Management  
Mauro Peverini, Director of Development Planning  
Mark Antoine, Senior Planner  
Alex Vitaro

CW

C 31  
COMMUNICATION

- June 4/2019

ITEM - 244

EAST KLEINBURG DEVELOPMENTS  
INC./1045501 ONTARIO LIMITED  
(COPPER CREEK)

KIRBY 27 DEVELOPMENTS LIMITED

Presentation by:

**DON GIVEN**

To City of Vaughan:

**COMMITTEE OF THE  
WHOLE**

JUNE 4, 2019

**OFFICIAL PLAN AMENDMENTS**

**11363, 11063 and 11191  
Regional Road 27**

City File Nos:

OP.17.007

OP.17.008

— LIMIT OF PROPOSED URBAN DESIGNATIONS

— DEVELOPMENT LIMIT

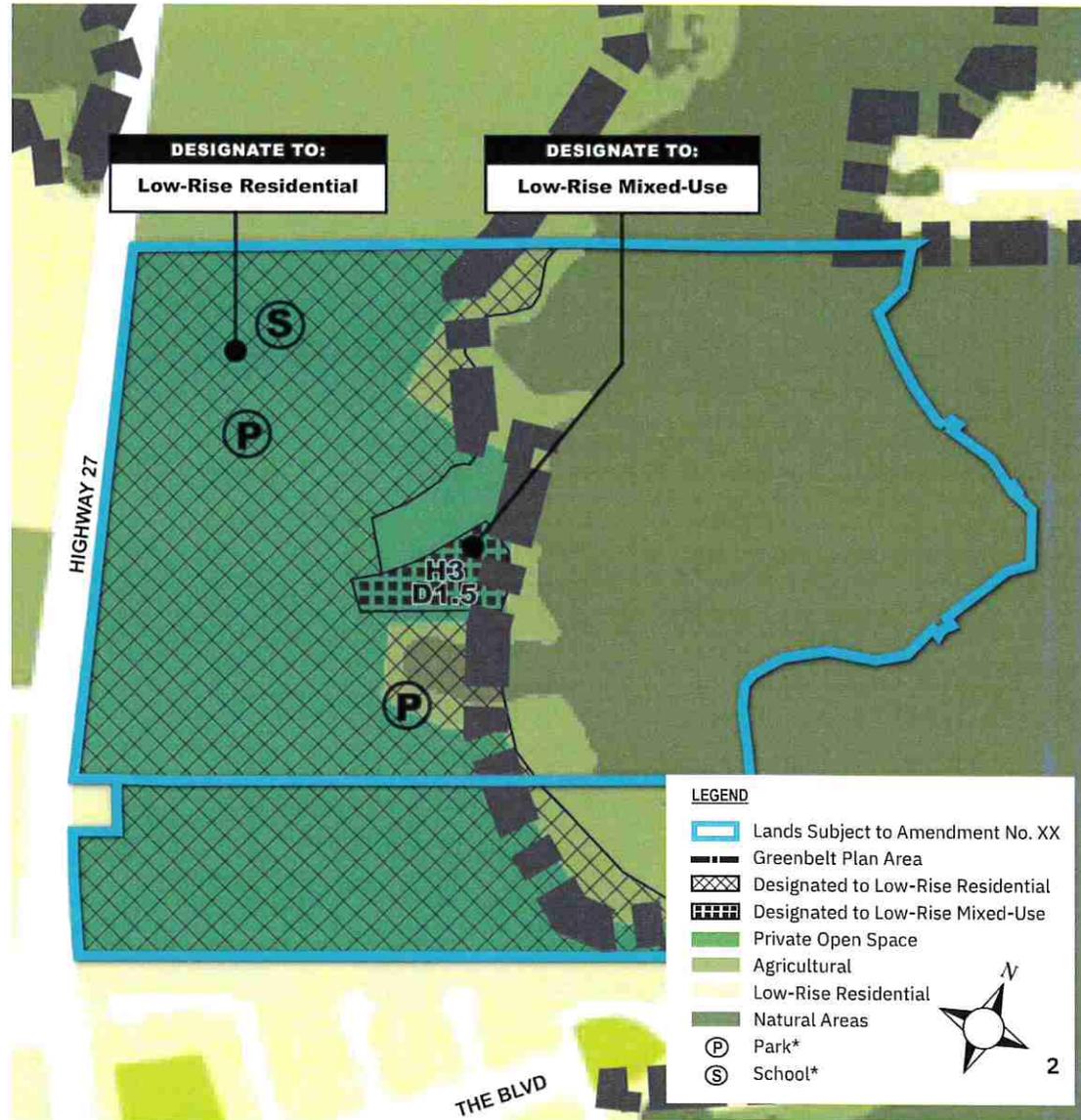
Malone  
Given  
Parsons.

Source: Google Earth, 2019



**EAST KLEINBURG  
DEVELOPMENTS INC. /  
1045501 ONTARIO LIMITED  
(COPPER CREEK)  
OFFICIAL PLAN AMENDMENT**

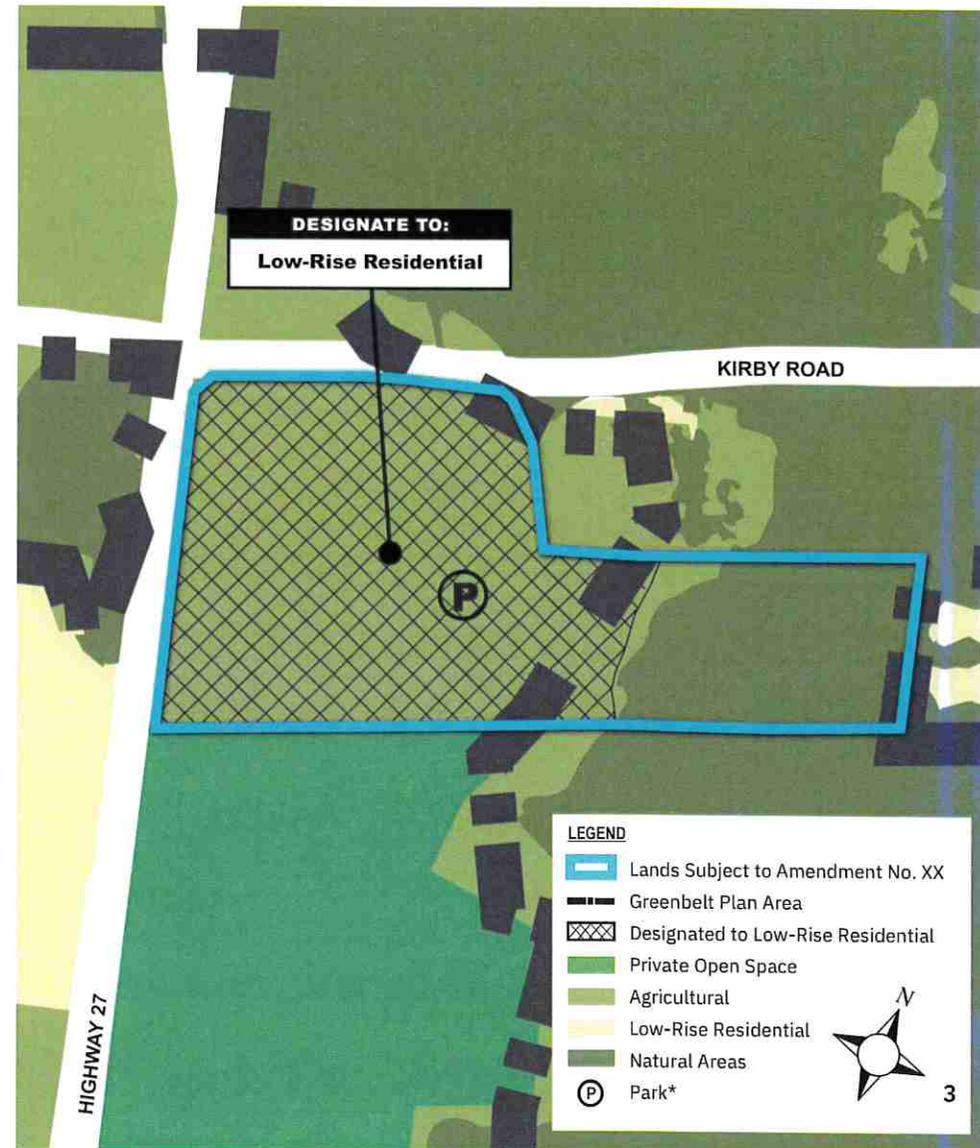
- From “Private Open Space”, “Agricultural” and “Natural Areas” To “Low-Rise Residential”
- From “Private Open Space” To “Low-Rise Mixed-Use”: Maximum height of 3 storeys and a floor space index of 1.5



Note: \* Locations are conceptual and may be modified without an amendment to this Plan.

# KIRBY 27 DEVELOPMENTS LIMITED OFFICIAL PLAN AMENDMENT

- From “Agricultural” To “Low-Rise Residential”



Note: \* Locations are conceptual and may be modified without an amendment to this Plan.

# FEBRUARY 5, 2019 PUBLIC HEARING DEVELOPMENT CONCEPT PLAN

## East Kleinburg (Copper Creek)

- Proposed residential on tableland
- 9-hole golf course/clubhouse retained
- Proposed elementary school and parks
- Proposed access via Highway 27
- Approx. 505 units

## Kirby 27

- Proposed residential on tableland
- Proposed park
- Proposed access via Kirby Road and Highway 27
- Approx. 245 units

## Combined Total

- Approx. 750 residential units

### LEGEND

- Subject Property
- Limit of Development agreed to by TRCA and Landowner in December 2016
- - - 10m Minimum MVPZ from TRCA staked Top of Bank - June 29, 2015
- - - 10m Minimum MVPZ from TRCA staked Drip Line - August 9, 2016
- Floodline
- City Planned Trails (Pedestrian and Bicycle Network: Facility Types, Vaughan Nov. 2012)
-  Traffic Signal Intersection



## PUBLIC COMMENTS RECEIVED

- **Transportation**
  - Amount of traffic on Highway 27
  - Extension of Cul-de-sac to 5841 Kirby Road
- **Environmental**
  - Protection of the valley
- **Compatibility**
  - Compatibility with the community
  - Mid-Rise Mixed-Use Block to high at 12 storeys
- **Transition under the Greenbelt Plan**

## MEETINGS TO DATE

November 21, 2017

**KARA Presentation to Executive**

January 25, 2018

**KARA Presentation to Executive**

February 5, 2019

**Public Hearing – City of Vaughan**

March 20 , 2019

**Community Meeting organized by Councilor Lafrate**

# RESPONSE TO COMMENTS

## CURRENT DEVELOPMENT CONCEPT PLAN

### East Kleinburg (Copper Creek)

- Development Limit
- Parks and Vista
- Low-Rise Mixed-Use (Max. 3 storeys and F.S.I of 1.5)
- Tree Preservation Area along south boundary
- Approx. 400 units

### Kirby 27

- Park
- Pumping Station
- Roads
- Approx. 280 units

### Combined Total

- Approx. 680 residential units

#### LEGEND

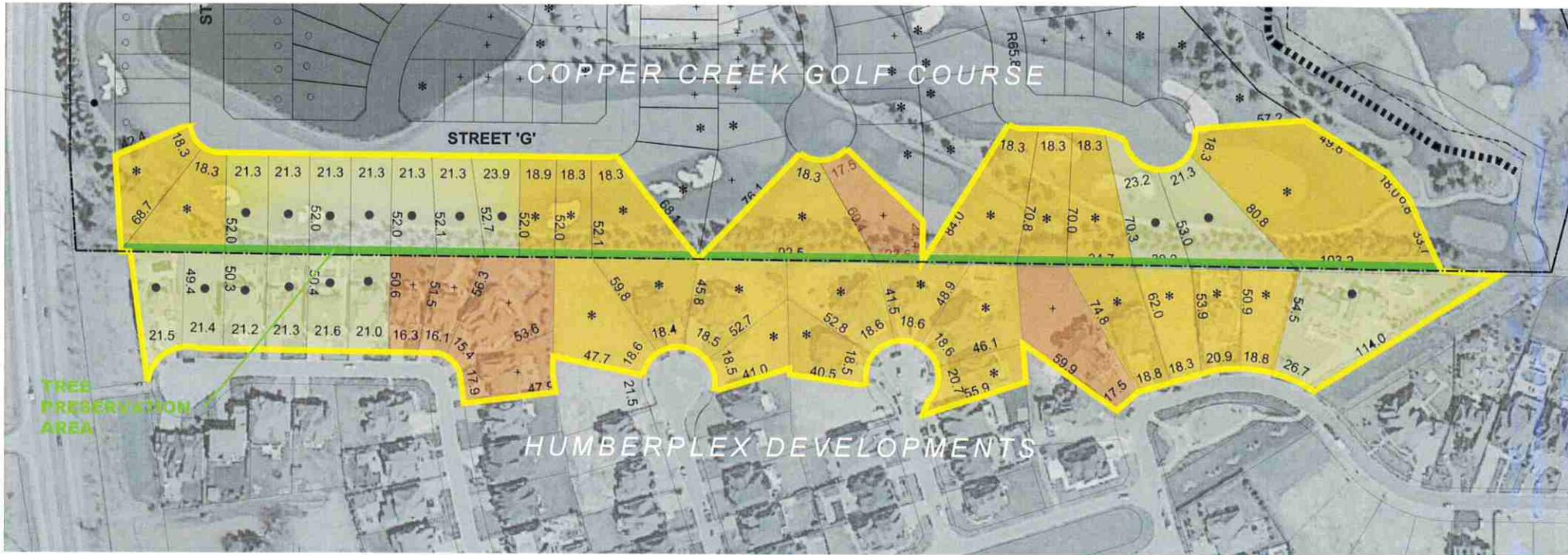
-  Subject Property
-  Limit of Proposed Urban Designations
-  Development Limit
-  Floodline
-  City Planned Trails (Pedestrian and Bicycle Network: Facility Types, Vaughan Nov. 2012)
-  Traffic Signal Intersection



# RESPONSE TO COMMENTS

## COMPATABILITY WITH COMMUNITY TO THE SOUTH

- Copper Creek lots are deeper and generally larger



Source: Google Earth, 2017. Modified by MGP.

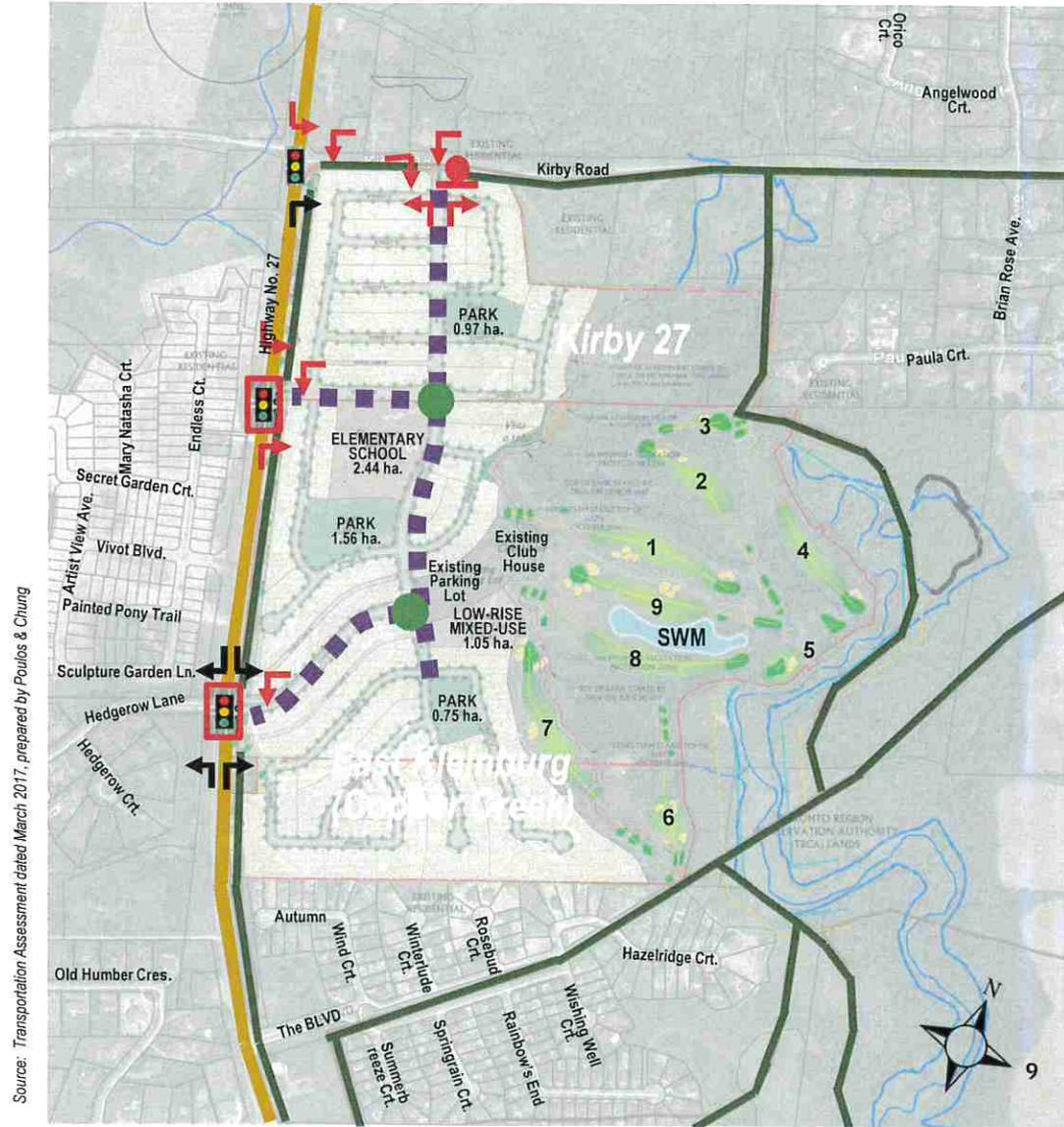
- |   |   |
|---|---|
| <b>+</b> Single Detached min.15.24m (50') | <b>●</b> Single Detached min. 21.3m (70') |
| <b>*</b> Single Detached min.18.3 m (60') | <b>—</b> Tree Preservation Area           |

# RESPONSE TO COMMENTS

## TRANSPORTATION

### LEGEND

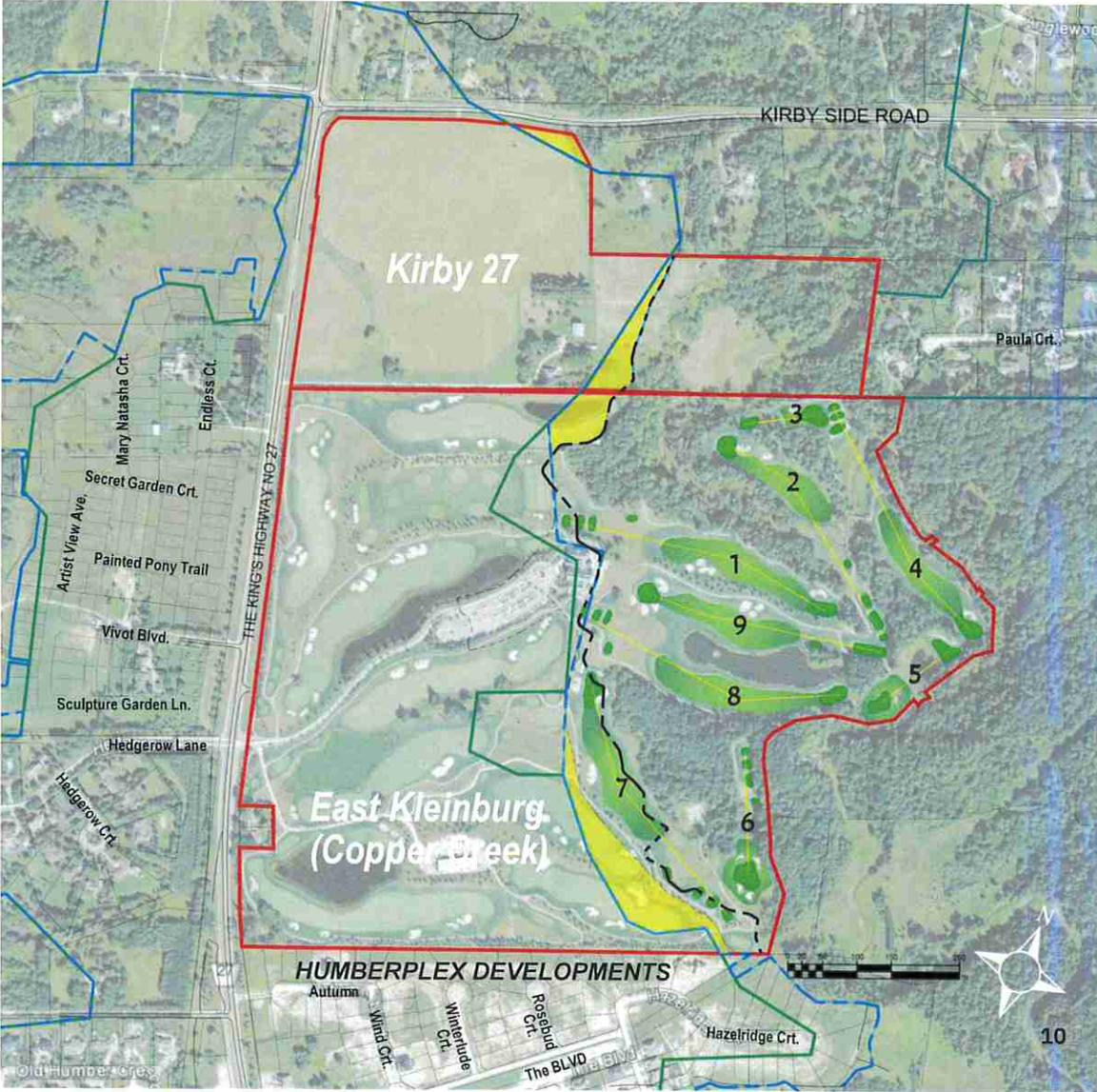
-  Proposed Stop Sign
-  Existing Traffic Signal
-  Proposed Traffic Signal
-  Existing Turn Lane
-  Proposed Turn Lane
-  Proposed Minor Collector Road (24.5m)
-  Proposed Roundabouts
-  Widening to 4 Lanes Planned for 2022-2026  
(York Region Transportation Master Plan 2016)
-  City Planned Trails (Pedestrian and Bicycle  
Network: Facility Types, Vaughan Nov. 2012)



# RESPONSE TO COMMENTS TRANSITION UNDER THE GREENBELT PLAN

**LEGEND**

- Subject Lands
- 2005 Greenbelt Boundary
- 2017 Greenbelt Boundary
- Development Limit
- Housing 2.8 ha.



Source: Google Earth, 2017. Modified by MGP.

# PROPOSED RESIDENTIAL LOW-RISE RESIDENTIAL AND LOW-RISE MIXED-USE

Single Detached Home Renderings (Developers' Product)



60' LOTS



50' LOTS



40' LOTS

Source: TACC Developments

Rear Lane Access Single Detached Homes (Angus Glen, Markham)



Townhome Renderings (Richlands, Richmond Hill)



Live Work Renderings (Boxgrove, Markham)



## COMMENTS RECEIVED FROM AGENCIES

### **Regional Municipality of York Comments dated May 3, 2019**

- Agree lands are transitioned
- Exemption from York Region Approval
- Provided comments for subsequent development applications

### **Toronto and Region Conservation Authority Comments dated May 3, 2019**

- ...*“no objections to Official Plan Amendment Applications”*...
- Any concerns can be addressed at subsequent development approval process

### **City of Vaughan Development Engineering Department dated April 24, 2019 & May 16, 2019**

- Supports the Official Plan Amendment applications subject to subsequent development applications

### **City of Vaughan Staff Reports recommend approval**

## DEVELOPMENT APPROVAL PROCESS

### NEXT STEPS

- **Official Plan Amendment Adoption (next council meeting)**
- **Scoped Block Plan / Master Environmental Servicing Plan (MESP) application process (Fall 2019)**
- **Draft Plan of Subdivision and Zoning By-Law Amendment application process (Fall 2019)**

## **DEVELOPERS/BUILDERS RECOGNIZED AS INDUSTRY LEADERS**

**DEVELOPERS: TACC DEVELOPMENTS/FIELDGATE DEVELOPMENTS**  
**BUILDERS: ARISTA HOMES/OPUS HOMES/DECO HOMES/FIELDGATE HOMES**

### **BILD Awards for Projects**

- 2014 - People's Choice Award – Impressions of Kleinburg - Vaughan
- 2015 - Places to Grow Community of the Year – Upper Unionville – Markham
- 2017 - Best Innovative Home Design – Boxgrove Village – Markham
- 2018 - Project of the Year, Low-Rise – Richlands – Richmond Hill
- 2019 - Best New Community (Planned / Under Construction) Lakeview Village – Mississauga

### **Vaughan Chamber of Commerce**

- 2019 - Developer/ Builder of the Year

EAST KLEINBURG DEVELOPMENTS  
INC./1045501 ONTARIO LIMITED  
(COPPER CREEK)

KIRBY 27 DEVELOPMENTS LIMITED

Presentation by:

**DON GIVEN**

To City of Vaughan:

**COMMITTEE OF THE  
WHOLE**

JUNE 4, 2019

**OFFICIAL PLAN AMENDMENTS**

**11363, 11063 and 11191  
Regional Road 27**

City File Nos:

OP.17.007

OP.17.008

— LIMIT OF PROPOSED URBAN DESIGNATIONS

— DEVELOPMENT LIMIT

Malone  
Given  
Parsons.



Source: Google Earth, 2019

TO: City of Vaughan Council

FROM: FUERZA LATINA BOARD MEMBERS

RE: Request for permanent office space on main floor of MCC to accommodate larger number of residents in need of our services

DATE: June 4, 2019

The growing Latin community has a long history in Canada, bringing a vitality, richness, and diversity to the city. For years, cultural events and educational activities with a Latin focus have been undertaken without any dedicated space. With more than 33,360 Latinos-Hispanos residents of York Region from 20 different countries, including seniors, the demand for services, arts and cultural expressions has been on the rise.

**Please consider the following:**

**New FL COMMUNITY HUB in partnership with the City of Vaughan - a permanent Facility, in the Maple Community Centre, in the previous Art Space, main floor, to provide a one-stop-service for our Latino community, and inclusive of our multi-cultural community in Vaughan, with access to the kitchen and Youth Room for a multi-purpose use.**

- to guide and support our Latino community and inclusive of our multi-cultural community in Vaughan
- to address the need for a central facility, to host support groups, art, cultural and educational activities
- to nurture inclusivity and community engagement, a multi-purpose space; coffee lounge, culinary programs social events
- to create diverse, employment services, entrepreneurial, networking events, leadership and life skills seminars
- to collaborate with an increasing number of individual artists and groups exploring Latino arts and cultures

At the moment, Fuerza Latina has an office in the Lower Level of the Maple Community Centre. We have been there for the past 10 years. No visibility and/or access to Youth and general public that can benefit from our services/programs/events. Given the opportunity, we would use the office space on the main floor to the fullest potential. We would easily move upstairs and provide our old office for the Music Room and Storage Room. This would be an effective use of space and a smooth transition.

**Consideration for a FL COMMUNITY HUB in partnership with the City of Vaughan in the soon-to-be built Community Centre (on Major Mackenzie & Dufferin) in 3-4 years: A permanent Central Facility with more office space, access to a Gym in prime times, kitchen and lounge, to provide services for our Latino community, and inclusive of our multi-cultural community in Vaughan.**

- to create a one-stop service, designed to guide and support our Latino community, and inclusive of our multi-cultural community in Vaughan
- to address the need for a central facility, to collaborate in cultural and educational activities, support groups, arts, sports, tournaments
- to nurture inclusivity and community engagement, a multi-purpose space for a coffee lounge, culinary programs social events
- to create diverse, employment services, entrepreneurial, networking events, leadership and life skills seminars
- to host Indoor Soccer Programs and Tournaments
- to contribute to the education and cultural legacy of all Canadians by exploring and sharing a deeper understanding of Latin-American arts and culture
- to collaborate with an increasing number of individual artists, groups exploring Latin-American arts & cultures
- Special consideration for gymnasium space at peak time for Sports and bigger office space is much needed to collaborate with KEY agencies.

**OUR PROGRAMS**

- Volunteers Training | Career Assessments | Student Community Hours Entrepreneurship/Networking Seminars | Employment services one-on-one | Life Skills & Leadership Workshops | Youth Soccer Program
- Seniors Program through New Horizons Seniors Project

- Interactive Health and Research Career Exploration Conference
- Women and Kids Folklore Dance and Zumba Program
- Referrals | Social events to nurture inclusivity and community engagement

## OUR ACHIEVEMENTS

Served over 10,200 community members over 15 years:

Volunteers Training | Mentoring Youth/Unemployed | Youth/kids Soccer Tournaments | Inspired and equipped Youth to follow their dreams | Career Assessments | Community hours for students | Employed Summer Students through Canada Summer Jobs | Entrepreneurship/Employment services

5th Vaughan Latin Festival bringing over 10,000 spectators

Youth Weekly Sports Nights Program for 15 years

Seniors Program through New Horizons Seniors Project

Culture Days in collaboration with City of Vaughan

Mentorship | Life Skills & Leadership Workshops | Employment Services | Entrepreneurship

Interactive Health and Research Career Exploration Conferences

Deputation at City of Vaughan to declare Hispanic Heritage Month for the first time in Vaughan

Hispanic-Latin American Heritage Flag Raising Ceremonies

Women and Kids Dance Classes for 6 years and Women/Teen Zumba Program for 7 years

Summer Children Camp – emphasizing in Nutrition, Sports, Spanish & French Classes

Fuerza Latina provided sports gear and toys to children at San Gregorio School in Dominican Republic

2015 Pan American Games - IGNITE Ontario Program

Celebrate Ontario - Celebrating Canada 150 | Fuerza Latina Float at Santa Fest

Gift Certificates for YOUTH, food baskets for 100 Families through The Regional Municipality of York

Gifts for 50 Low Income Families at the Three Wise Kings event

Fuerza Latina - City of Vaughan International Delegation Visit 2019 | International Art Exhibition | Operation Christmas Child | Encuentro Hispano | Fundraising Galas | Social events to nurture inclusivity and community engagement

Fuerza Latina is a Not-for-Profit, Incorporated, organization with an impeccable reputation committed to empowering youth and families by promoting well-being through Sports, Culture and Support Groups in Vaughan and its surroundings, serving Vaughan since 2003.

We understand that respecting and valuing differences between people and promoting diversity offer a pathway to engaged citizens and vibrant communities. We believe in building an integrated, socially cohesive society by building between communities to promote intercultural understanding, unity, respect, irrespective of gender, origin or physical limitations.

*An article in the Vaughan Citizen on April 16, 2015 titled 'The Low-Income Growth Outpaces Population Increases, Report Says'. "The rate of growth of low-income residents in York Region is outstripping overall population increases, according to a new report based on information from Statistics Canada. Overall, the number of residents with low income grew by almost 61 per cent between 2002 and 2012, compared to 49 per cent for the total population."*

ISOLATION - There are very little opportunities directed towards Latino seniors in Vaughan which leaves them feeling isolated, as most seniors' programs are catered towards Italians and South Asians. Please Note: the **OLDER ADULT CLUBS IN THE CITY OF VAUGHAN – Policy & Operating Procedures – SECTION 3 – Page 14** there is a list of all the Seniors Clubs in Vaughan with mainly Italian, Indian, Filipino, Chinese, Macedonian, and Jewish. There is **no Seniors Club catering to the Latino culture** which is what we would like establish as part of the FL Community Hub.

At the moment, we have approximately 75 Seniors due to space limitations. More seniors are in need of our programs, activities and events which are affordable and/or at no cost. These seniors use these programs to stay active, avoid isolation, to engage with different communities and we would be supporting those who need it the most.

We are confident that we can meet the challenges ahead successfully and stand ready to partner with you in delivering beneficial services and programs for our community. Consequently, Fuerza Latina is empowering youth, women, low income families to create more opportunities to successfully participate in the Labour Market and the Canadian Economy. We look forward to the new FL Community Hub and supporting our mutual efforts to enhance the lives of all our community members.

Tuesday, June 4, 2019

Dear Members of Vaughan City Council,

We are the Social Change Makers and Eco Committee at Thornhill Woods Public School. On behalf of the students and staff at our school and representatives of the community, we are here to tell you that we are concerned about our future. We are asking you to declare a climate emergency in the city of Vaughan.

Climate change is affecting us now and it is time to take action before it gets any worse. The effects of global warming and climate change are only becoming more severe. There are lives being affected right now; wildfires in Alberta, flooding in Ontario and Quebec, melting glaciers in the Arctic, and extreme heat waves nationwide. Canada is warming at twice the global rate, and we need the municipal government to make climate action a priority.

The Intergovernmental Panel on Climate Change has set a target to cut global emissions in half by 2030. The provincial and federal governments aren't doing much to solve this problem, so we need the municipal government to commit to creating a renewable future. Specifically, we believe that you should meet the IPCC's recommendations in Vaughan by cutting emissions by 45% by 2030. We hope that you will declare this much-needed climate crisis emergency.

We, the future generations, want change and expect you to do your part. We want a safe and sustainable future not just for our generation, but for many generations to come. Our fate is in your hands!

Sincerely,

The Eco Committee and Social Change Makers of Thornhill Woods P.S.

Thornhill Woods Public School  
341 Thornhill Woods Drive  
Thornhill, Ontario  
L4J 8V6



**Communication C34  
COMMITTEE OF THE WHOLE  
June 4, 2019**

**RE: Deputation #4  
MS. BRIANNE WHYTE - THORNHILL WOODS PUBLIC SCHOOL  
Requesting the City of Vaughan to join the growing list of 31 Canadian  
municipalities in declaring a Climate Emergency**

The City Clerk's Office has received a petition from the Eco Committee and Social Change Makers of Thornhill Woods P.S. regarding the above noted application with the summary wording below.

The total number of signatures on the petition are: 115.

Wording:

*"We, the undersigned students, staff, and community members of Thornhill Woods P.S. urge you to declare a climate emergency in the city of Vaughan to make climate action a priority. We urge you to act boldly and bravely in the face of climate catastrophe and to take the lead in setting meaningful emissions reduction targets that are in line with the IPCC recommendations of 45% by 2030."*

A copy of the entire petition document containing a total of 5 pages is on file in the office of the City Clerk.