

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 12, 2019

Item 2, Report No. 20, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on June 12, 2019, as follows:

By receiving communication C5 from Mr. David R. Donnelly, Donnelly Law, dated June 12, 2019.

Regional Councillor Rosati declared an interest with respect to this matter, as his daughter lives in the location that backs onto the subject property, and did not take part in the discussion or vote on the matter.

2. EAST KLEINBURG DEVELOPMENTS INC. / 1045501 ONTARIO LIMITED OFFICIAL PLAN AMENDMENT FILE OP.17.008 VICINITY OF REGIONAL ROAD 27 AND KIRBY ROAD

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated June 4, 2019, be approved;**
- 2) That the following be approved in accordance with Communication C21, memorandum from the Deputy City Manager, Planning and Growth Management, dated May 31, 2019:**

That this Communication be received as information;

- 3) That the following deputations and Communications be received:**
 - 1. Mr. Don Givens, MGP, Renfrew Drive, Markham and Communications C29, dated June 4, 2019 and C31, dated June 4, 2019;**
 - 2. Mr. John Sagat, Hedgerow Lane, Kleinburg;**
 - 3. Mr. Sam Ciccolini, Masters Insurance Ltd., Keele Street, Vaughan;**
 - 4. Mr. Claudio Vinelli, Memme Construction, Park Ridge Drive, Kleinburg;**
 - 5. Mr. Brian Patterson, Autumn Wind Court, Kleinburg;**
 - 6. Mr. Claudio Brutto, on behalf of Humberplex Development;**
 - 7. Mr. David Donnelly, Donnelly Law, Carlaw Avenue, Toronto, on behalf of Humberplex Development;**
 - 8. Mr. Nicholas C. Tibollo, Nicholas C. Tibollo P.C, Milani Boulevard, Vaughan, on behalf of Mr. and Mrs. Turco;**
 - 9. Ms. Frances Tibollo, Nicholas C. Tibollo P.C, Milani Boulevard, Vaughan, on behalf of Mr. Domenic Andreacchi;**

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 12, 2019

Item 2, CW Report 20 – Page 2

10. Mr. Ira Kagan, Kagan Shastri LLP, Avenue Road, Toronto, on behalf of the applicant; and
 11. Mr Gerard Borean, on behalf of Humberplex Development; and
- 4) That the following Communications be received:
- C14. Ms. Gina MacVeigh and Ms. Katharina Richter, Natural Resource Solutions Inc., Phillip Street, Waterloo, dated May 20, 2019;
 - C19. Ms. Kathryn Angus, Kleinburg & Area Ratepayers' Association, dated June 3, 2019;
 - C25. Ms. Kathryn Angus, Kleinburg & Area Ratepayers' Association, dated June 4, 2019; and
 - C26. Ms. Elvira Caria, Bunting Drive, Vaughan, dated June 4, 2019.

Regional Councillor Rosati declared an interest with respect to the foregoing matter, as his daughter lives in the location that backs onto the subject property and did not take part in the discussion or vote on the matter.

Recommendations

1. THAT Official Plan Amendment File OP.17.008 (East Kleinburg Developments Inc./1045501 Ontario Limited) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1, for the Subject Lands shown on Attachment 1, specifically to:
 - a) redesignate 2.07 ha of the Subject Lands from "Natural Areas and Countryside" to "Community Areas" on Schedule 1 "Urban Structure" of VOP 2010, identified as "Transition Area" on Attachment 3;
 - b) redesignate the western 40.76 ha portion of the Subject Lands from "Private Open Space", "Natural Areas" and "Agricultural" to "Low-Rise Residential", "Private Open Spaces", and "Low-Rise Mixed-Use" with a maximum building height of three-storeys and a maximum Floor Space Index ('FSI') of 1.5 times the area of the lot, with "Neighbourhood Park" and "School" overlays, in the manner shown on Attachment 2;
 - c) permit the site-specific Official Plan amendments in Table 1 of this report; and
 - d) implement the land use to facilitate a development concept for approximately 481 residential units.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 12, 2019

Item 2, CW Report 20 – Page 3

2. THAT in addition to the site-specific Official Plan amendments included in Table 1, the implementing Official Plan Amendment shall also include, but not be limited to, the following policies:
 - a) “The Owner shall submit a Scoped Block Plan with the lands to the north (11363 Regional Road 27 - File OP.17.007). The layout of the proposed development, unit type and yield will be determined through the Scoped Block Plan and Draft Plan of Subdivision processes in conformity with Section 10 of VOP 2010 and the implementing Official Plan Amendment, and through a Terms of Reference approved by the City.”
 - b) “The development shall include transition measures on the adjacent existing neighbourhood to the south (Humberplex Developments) that may include, but not be limited to, a berm, fencing, additional and/or existing landscape, or a single loaded road(s). The details of the transition measures shall be established through the Scoped Block Plan, Draft Plan of Subdivision and Zoning By-law Amendment Applications and secured through Zoning By-laws and/or restrictive covenants.”
 - c) “No further expansion of the existing club house and parking lot for the proposed nine-hole golf facility shall be permitted into the Greenbelt Plan Area.”
 - d) “Stormwater Management Facilities shall be permitted on the Subject Lands in accordance with Section 3.5.8 of Vaughan Official Plan 2010.”
 - e) “Improvements such as the widening of Regional Road 27 to four lanes between Major Mackenzie Drive and Kirby Road, pedestrian and cycling facilities on Regional Road 27, and Traffic Demand Management measures, may be required to accommodate traffic generated by the proposed development. A Traffic Impact Study shall assess and identify the required improvements of Regional Road 27 between Major Mackenzie Drive and Kirby Road at the Block Plan and Draft Plan of Subdivision Application stage.”
 - f) “The Scoped Block Plan shall determine opportunities to provide lands for a Minor Community Facility on the Subject Lands in accordance with the City of Vaughan Active Together Master Plan, and may include, but not be limited to, a gymnasium, library and multi-purpose activity rooms.”

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 12, 2019

Item 2, CW Report 20 – Page 4

- g) “Surface parking shall be permitted between the front or side of a Low-Rise Building and a public street within the “Low-Rise Mixed-Use” designation, subject to an Urban Design Brief being prepared to the satisfaction of the City at the Site Development Application stage.”
- h) “Rear lotting on a public street (Regional Road 27) to reinforce the existing physical character of the Kleinburg Community in accordance with Sections 9.1.2.2 and 9.1.2.3 of VOP 2010 shall be permitted, subject to Urban Design Guidelines being prepared to the satisfaction of the City through the Scoped Block Plan and Draft Plan of Subdivision Applications.”
- i) “In order to retain the distinctive image of Kleinburg, a buffer area shall be developed along Regional Road 27 that shall effectively screen the visibility of residential neighbourhoods from arterial road. The width of the buffer area shall be a minimum of 24 m and is intended to be landscaped with dense naturalized plan materials and shall not form part of the parkland dedication.”
- j) “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 VOP 2010.”

Committee of the Whole Report

DATE: Tuesday, June 04, 2019

WARD: 1

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

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Official Plan Amendment File OP.17.008 for the Subject Lands shown on Attachment 1, to amend Vaughan Official Plan 2010 to redesignate the western 40.76 ha portion of the Subject Lands from “Private Open Space”, “Natural Areas” and “Agricultural” to “Low-Rise Residential” and “Low-Rise Mixed-Use” with “Neighbourhood Park” and “School” overlays, together with the site-specific Official Plan amendments in Table 1 of this report, to establish the land use to implement a development concept for approximately 481 residential units inclusive of one low-rise mixed-use block, as shown on Attachment 3.

Report Highlights

- The Owner proposes to amend Vaughan Official Plan 2010 to establish the land use to implement a residential development concept consisting for approximately 481 residential units inclusive of one low-rise mixed-use block.
- A future Scoped Block Plan, Zoning By-law Amendment and Draft Plan of Subdivision Applications will be required, should the Official Plan Amendment Application be approved.
- The Development Planning Department supports the approval of the Official Plan Amendment Application as it is consistent with the Provincial Policy Statement 2014, conforms to the Growth Plan 2019, the York Region Official Plan, and the “Community Area” policies of the Vaughan Official Plan 2010.

Recommendations

1. THAT Official Plan Amendment File OP.17.008 (East Kleinburg Developments Inc./1045501 Ontario Limited) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1, for the Subject Lands shown on Attachment 1, specifically to:
 - a) redesignate 2.07 ha of the Subject Lands from “Natural Areas and Countryside” to “Community Areas” on Schedule 1 “Urban Structure” of VOP 2010, identified as “Transition Area” on Attachment 3;
 - b) redesignate the western 40.76 ha portion of the Subject Lands from “Private Open Space”, “Natural Areas” and “Agricultural” to “Low-Rise Residential”, “Private Open Spaces”, and “Low-Rise Mixed-Use” with a maximum building height of three-storeys and a maximum Floor Space Index (‘FSI’) of 1.5 times the area of the lot, with “Neighbourhood Park” and “School” overlays, in the manner shown on Attachment 2;
 - c) permit the site-specific Official Plan amendments in Table 1 of this report; and
 - d) implement the land use to facilitate a development concept for approximately 481 residential units.
2. THAT in addition to the site-specific Official Plan amendments included in Table 1, the implementing Official Plan Amendment shall also include, but not be limited to, the following policies:
 - a) “The Owner shall submit a Scoped Block Plan with the lands to the north (11363 Regional Road 27 - File OP.17.007). The layout of the proposed development, unit type and yield will be determined through the Scoped Block Plan and Draft Plan of Subdivision processes in conformity with Section 10 of VOP 2010 and the implementing Official Plan Amendment, and through a Terms of Reference approved by the City.”
 - b) “The development shall include transition measures on the adjacent existing neighbourhood to the south (Humberplex Developments) that may include, but not be limited to, a berm, fencing, additional and/or existing landscape, or a single loaded road(s). The details of the transition measures shall be established through the Scoped Block Plan, Draft Plan of Subdivision and Zoning By-law Amendment Applications and secured through Zoning By-laws and/or restrictive covenants.”

- c) “No further expansion of the existing club house and parking lot for the proposed nine-hole golf facility shall be permitted into the Greenbelt Plan Area.”
- d) “Stormwater Management Facilities shall be permitted on the Subject Lands in accordance with Section 3.5.8 of Vaughan Official Plan 2010.”
- e) “Improvements such as the widening of Regional Road 27 to four lanes between Major Mackenzie Drive and Kirby Road, pedestrian and cycling facilities on Regional Road 27, and Traffic Demand Management measures, may be required to accommodate traffic generated by the proposed development. A Traffic Impact Study shall assess and identify the required improvements of Regional Road 27 between Major Mackenzie Drive and Kirby Road at the Block Plan and Draft Plan of Subdivision Application stage.”
- f) “The Scoped Block Plan shall determine opportunities to provide lands for a Minor Community Facility on the Subject Lands in accordance with the City of Vaughan Active Together Master Plan, and may include, but not be limited to, a gymnasium, library and multi-purpose activity rooms.”
- g) “Surface parking shall be permitted between the front or side of a Low-Rise Building and a public street within the “Low-Rise Mixed-Use” designation, subject to an Urban Design Brief being prepared to the satisfaction of the City at the Site Development Application stage.”
- h) “Rear lotting on a public street (Regional Road 27) to reinforce the existing physical character of the Kleinburg Community in accordance with Sections 9.1.2.2 and 9.1.2.3 of VOP 2010 shall be permitted, subject to Urban Design Guidelines being prepared to the satisfaction of the City through the Scoped Block Plan and Draft Plan of Subdivision Applications.”
- i) “In order to retain the distinctive image of Kleinburg, a buffer area shall be developed along Regional Road 27 that shall effectively screen the visibility of residential neighbourhoods from arterial road. The width of the buffer area shall be a minimum of 24 m and is intended to be landscaped with dense naturalized plant materials and shall not form part of the parkland dedication.”
- j) “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 VOP 2010.”

Background

The subject lands ('Subject Lands') shown on Attachment 1 are located on the east side of Regional Road 27, south of Kirby Road, and are municipally known as 11063 and 11191 Regional Road 27.

The Subject Lands are developed with an existing golf course known as the Copper Creek Golf Club. The surrounding land uses are shown on Attachment 1 and consist of low rise residential uses to the south and on the west side of Regional Road 27, and a natural valley area to the east. The lands to the north are zoned "A Agricultural Zone" by Zoning By-law 1-88, and are subject to Official Plan Amendment File OP.17.007 (Kirby 27 Developments Limited) for a residential development planned in conjunction with the Subject Lands.

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

On January 11, 2019, the City circulated a Notice of Public Hearing (the "Notice") to all property owners within the extended polling area shown on Attachment 1 and to the Kleinburg and Area Ratepayers Association ('KARA'). A copy of the Notice was also posted on the City's website at www.vaughan.ca and notice signs were installed on the Subject Lands in accordance with the City's Notice Signs Procedures and Protocols.

Vaughan Council on February 12, 2019, ratified the recommendation of the Committee of the Whole to receive the Public Hearing report of February 5, 2019, and to forward a comprehensive technical report to a future Committee of the Whole meeting. A recommendation to hold a Community Meeting with the local councillor, City staff, KARA, and residents in the area vicinity was also ratified by Council. The Community Meeting was held on March 20, 2019, at the Kline House in Kleinburg.

The following deputations and written submissions were received by the Development Planning Department, and at the Public Hearing and Community Meeting:

Deputations

- D. Given, Malone Given Parsons, Renfrew Drive, Markham, representing the Owner
- K. Angus, Kleinburg & Area Ratepayers' Association, Kleinburg
- A. Grossi, Humphries Planning Group
- J. Francavilla, Secret Garden Court, Kleinburg
- O. Cioci, Hazelridge Court, Kleinburg
- S. Recine, Hazelridge Court, Kleinburg
- M. Anthony Venere, Hedgerow Lane, Kleinburg

- B. Patterson, Autumn Wind Court, Kleinburg
- R. Lorello, Treelawn Boulevard, Kleinburg
- C. Brutto, Brutto Consulting, Edgeley Boulevard, Vaughan, representing Humberplex Developments
- G. Borean, Parente Borean LLP, Regional Road 7, Vaughan, representing Humberplex Developments

Written Submissions (Included in Attachment 7)

- C. Afentakis, Kirby Road, Kleinburg, dated January 30, 2019
- R. Lenz, Kirby Road, Kleinburg, dated February 4, 2019
- C. Brutto, Brutto Consulting, Edgeley Boulevard, Vaughan, dated February 5, 2019, representing Humberplex Developments
- J. Di Poce, Di Poce Management Limited, Sun Pac Boulevard, Brampton, dated February 5, 2019
- D. Donnelly, Donnelly Law, representing Humberplex Developments, dated April 30, 2019

The following is a summary of the comments provided in the deputations and written submissions submitted at the Public Hearing of February 5, 2019, the Community Meeting of March 20, 2019, and written submissions received by the Development Planning Department:

- Lack of compatibility of new lots with existing development - the proposed density and built form is not compatible with the surrounding neighbourhood
- All new dwellings should be single detached in keeping with the feel of the community
- The applicability of the greenbelt transition policies is incorrect, as the transition policy shall only apply to site-specific official plans
- Lands designated “Private Open Spaces” in the Official Plan shall remain as a golf course
- The Subject Lands do not form part of an Intensification Area in Vaughan Official Plan and therefore should not be intensified with development
- The Official Plan Amendment application process has been non-inclusive to residents and lacked public consultation
- Confirmation of the submission of environmental and traffic impact reports

- Only “limited” residential uses should be permitted, as per the requirements of OPA 601
- Expansion of the existing Golf Course club house and parking lot are not permitted in the “Natural Areas” designation
- The proposed “Mid-Rise Mixed-Use” development block is not appropriate or compatible with the surrounding area
- The proposed development will cause an increase in traffic on Regional Road 27
- Infrastructure such as a stormwater management pond should not be permitted in the Greenbelt
- The Official Plan Amendment application is considered premature
- Approving the Official Plan Amendment application invalidates the Scoped Block Plan process

These comments are addressed throughout this report.

On May 24, 2019, a notice of this Committee of the Whole meeting was sent to all individuals who made a deputation before the Committee or submitted written correspondence to the City regarding the Application.

Previous Reports/Authority

[February 5, 2019, Committee of the Whole \(Public Hearing\) \(Item 2, Report No. 8\)](#)

Analysis and Options

An Official Plan Amendment Application has been submitted to establish the lands use to facilitate a residential development concept

The Owner has submitted Official Plan Amendment Application OP.17.008 (the ‘Application’) for the Subject Lands shown on Attachment 1 to amend Vaughan Official Plan 2010 (“VOP 2010”) to establish the land use to implement a residential development concept as shown on Attachment 3, for approximately 481 units and limited commercial uses, as follows:

- a) Redesignate 2.07 ha of the Subject Lands from “Natural Areas and Countryside” to “Community Areas” on Schedule 1 “Urban Structure” of VOP 2010, identified as “Transition Area” on Attachment 3; and

- b) Redesignate the western 39.89 ha portion of the Subject Lands from “Private Open Space”, “Natural Areas” and “Agricultural” on Schedule 13 “Land Use” of VOP 2010, to “Low-Rise Residential”, “Private Open Spaces” and “Low-Rise Mixed-Use” with “Park” and “School” overlays, in the manner shown on Attachment 2, together with the site-specific Official Plan amendments identified in Table 1.

The proposed residential development concept for approximately 481 residential units inclusive of one low-rise mixed-use block, two park blocks, one greenway block, and one school block (the ‘Development Concept’), as shown on Attachment 3.

Approximately 30 ha of the existing Copper Creek Golf Club, that includes 9 existing golf holes, parking lot, and club house is proposed to be retained and continued to be operated as a golf course. The proposed land use for the Development Concept is as follows:

<u>Land Use</u>	<u>Hectares (ha)</u>
Low Density Residential	22.30 ha
Low-Rise Mixed-Use	1.07 ha
Parks and Greenway	2.49 ha
School	2.51 ha
Buffer Block (along Regional Road 27)	1.93 ha
Existing Golf Club House and Parking Lot	1.91 ha
Roads	7.68 ha
Stormwater Management Pond	0.84 ha
Tableland - Existing Golf Course	2.91 ha
Natural Heritage System and Existing Golf Course	27.50 ha
TOTAL	71.14 ha

The Development Concept for the Application has been revised since the Public Hearing of February 5, 2019 and the Community Meeting of March 20, 2019. The approximate unit count is 481 low-rise residential units, inclusive of 100 units within the “Low-Rise Mixed-Use” Block. The Development Concept, including the golf course, will have an estimated population of 1,590 people, including 378 jobs, and achieve a density of approximately 11 units per hectare and approximately 44 residents and jobs per hectare. The approximate unit count has been reduced since the February 5, 2019, Pubic Hearing from 505 units to 480 units in response to comments received on the proposed “Mid-Rise Mixed-Use” area and the configuration of the Development Concept. In addition, the area of lands that are transitioned in accordance with the Greenbelt Transition Policies have been reduced from 8.05 ha to 2.07 ha, as shown on Attachment 3.

The Application is consistent with the Provincial Policy Statement 2014 (“PPS”)

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario "shall be consistent" with the *Provincial Policy Statement, 2014* (the “PPS”). The PPS provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong, healthy communities; the wise use and management of resources; and protecting public health and safety.

The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. The *Planning Act* requires that Vaughan Council’s planning decisions be consistent with the PPS. The Development Planning Department has reviewed the Application in consideration of the policies of the PPS and is of the opinion that the proposed redesignation of the Subject Lands is consistent with provincial policies, specifically:

Part V - “Policies” of the PPS states (in part) the following:

Settlement Areas

1.1.3.1 “Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.”

1.1.3.2 “Land use patterns within settlement areas shall be based on:

- a) densities and a mix of land uses which:
 - efficiently use land and resources;
 - are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and
 - support active transportation.

Development is encouraged to locate in designated settlement areas, which are intended to be areas where growth is focused. Land use patterns within settlement areas should be based on an appropriate mix of land uses at densities that make efficient use of land and existing infrastructure.”

The Subject Lands are located within a Settlement Area as defined by the PPS, and located within the Urban Boundary on Schedule 1 “Urban Structure” of VOP 2010. The Application will contribute to providing growth within a defined Settlement Area (Section 1.1.3.1). The Application will use existing and planned infrastructure, and support active

transportation through the development of new neighbourhood public parks and the extension of a multi-use trail along Regional Road 27 and Kirby Road including local multi-use connections within the subject lands (Section 1.1.3.2). The Application will provide a mix of densities and land uses through an appropriate and compatible low-rise housing form within the area vicinity.

Housing

- 1.4.3 “Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market by (in part):
- b) permitting and facilitating all forms of housing required to meet the social, health and wellbeing requirements of current and future residents, including special needs requirements;
 - c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs; and
 - d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed”.

The Application is consistent with the housing policies of the PPS as it establishes a land use to implement the Development Concept for approximately 481 residential units that consist primarily of single detached dwellings and with an appropriate mix of townhouse units, with opportunities for low-rise residential apartment units (maximum three-storeys) at a density that more efficiently uses existing and proposed infrastructure and services. The Application provides an appropriate and compatible low-rise built form within the surrounding area context.

Public Spaces, Recreation, Parks, Trails and Open Space

- 1.5.1 “Healthy, active communities should be promoted by:
- a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity; and
 - b) planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;”

The Development Concept includes two (2) neighbourhood public park blocks and one greenway block distributed throughout the Subject Lands, and a 24 m wide landscape buffer adjacent to Regional Road 27 with a multi-use recreational trail, as shown on Attachment 3. The proposed multi-use trail will provide opportunities for grade-related pedestrian connections throughout the Development Concept and between the proposed neighbourhood park blocks. The multi-use trail, in conjunction with local trails within the Development Concept, will also direct pedestrians to the Vaughan Super Trail, as shown on Attachment 3, which is planned to run through the existing residential subdivision to the south of the Subject Lands, thereby further fostering social interaction and facilitating active transportation and community connectivity.

Sewage, Water and Stormwater

- 1.6.6.2 “Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, wherever feasible.
- 1.6.6.7 “Planning for stormwater management shall:
- a) minimize, or, where possible, prevent increases in contaminant loads;
 - b) minimize changes in water balance and erosion;
 - c) not increase risks to human health and safety and property damage;
 - d) maximize the extent and function of vegetative and pervious surfaces; and
 - e) promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development.”

VOP 2010 requires all new development to be on full municipal water supply and sanitary services. The Development Engineering (‘DE’) Department has reviewed the Application and advise that the Subject Lands can be serviced with municipal water and wastewater service systems through the extension of existing systems, as described further in the DE Department section of this report.

Stormwater from the Subject Lands is proposed to be partially accommodated by upgrading/retrofitting an existing irrigation pond currently being used by the Copper Creek Golf Club, to become a complete stormwater management pond (‘SWMP’). The DE Department and Toronto and Region Conservation Authority (‘TRCA’) have reviewed the proposed retrofit of the existing irrigation pond and have no objection to this request.

The Application is consistent with the sewage, water and stormwater policies of the PPS.

Transportation Systems

1.6.7.5 “Transportation and land use considerations shall be integrated at all stages of the planning process.”

The Subject Lands are located adjacent to Regional Road 27, an arterial road under the jurisdiction of York Region. The Development Concept proposes a signalized intersection on Regional Road 27 at “Street C” aligned opposite Hedgerow Lane, as shown on Attachment 3. York Region Transportation Services Staff have reviewed the Application and require the Owner to investigate the following improvements to Regional Road 27 at the Scoped Block Plan and Draft Plan of Subdivision Application stages:

- a) Widening of Regional Road 27 to four lanes (36 m wide right-of-way) between Major Mackenzie Drive and Kirby Road
- b) Providing pedestrian and cyclists facilities on Regional Road 27 to accommodate and encourage alternative modes of transportation from the Development Concept
- c) Implementation of a Traffic Demand Management (‘TDM’) Plan including a communication strategy to deliver information packages to residents to encourage the use of alternative modes of transportation
- d) Provide interconnections with adjacent developments or existing communities in order to consolidate and reduce the number of accesses onto Regional roads (as identified in Regional Official Plan Policy 7.2.53)
- e) Provide direct pedestrian and cycling connections to the boundary roadways and adjacent developments to facilitate active transportation

Improvements to Regional Road 27 will be investigated and implemented, if required, through subsequent development applications for the Development Concept, in accordance with the requirements of York Region. The Application meets the intent of integrating transportation systems with land use planning as identified in the Transportation Systems section of the PPS.

Natural Heritage

2.1.1 “Natural features and areas shall be protected for the long term.”

The Owner has submitted an Environmental Impact Study (‘EIS’) prepared by Beacon Environmental Limited, dated April 2017. The development limits and vegetation protection zone (‘VPZ’) for the Subject Lands were staked by the TRCA on June 29,

2015, and August 9, 2016 ('Staked Limit'), and the limits are shown on Attachment 3. The EIS concludes that the Development Concept will be outside any protected natural features associated with the valleylands and the provincially significant wetland located east of the Subject Lands.

The Owner intends to retain approximately 30 ha of the existing Copper Creek Golf Club that includes a nine-hole golf facility, the existing parking lot, and the existing club house. The proposed nine-hole golf facility is:

- subject to the "Existing Use" policies of the Greenbelt, as discussed in the Greenbelt Section of this report
- permitted as-of right in the "OS2 Open Space Park Zone" by Zoning By-law 1-88 and subject to site-specific Exception 9(1148), as shown on Attachment 1, which permits open space and golf course uses
- located east of the staked development limit
- within the portion of the Subject Lands designated "Natural Areas" by VOP 2010
- within the area of the Subject Lands where the existing 18-hole Copper Creek golf course currently operates

The TRCA has advised that they have no objection to the continued use of a golf course within the lands designated "Natural Areas", provided that there is no expansion or relocation of the clubhouse further into the "Natural Areas" designation. A condition to this effect is included in the Recommendations of this report. The Application is consistent with the Natural Heritage policies of the PPS.

The Application is consistent with the policies of the PPS, which promotes the efficient use of land, housing options, social interaction, servicing, integrated transportation planning, and supports a healthy community.

The Application conforms to the Growth Plan for the Greater Golden Horseshoe, 2019 ("Growth Plan")

The Provincial *Growth Plan for the Greater Golden Horseshoe 2019* ("Growth Plan") is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form, and housing. The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. Council's planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan.

Guiding Principles (In Part)

- 1.2.1 “The policies of the Growth Plan regarding how land is developed, resources are managed and protected, and public dollars are invested are based on the following principles:
- support the achievement of complete communities that are designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime.
 - support a range and mix of housing options, including second units and affordable housing, to serve all sizes, incomes, and ages of households.”

Managing Growth (In Part)

- 2.2.1(2)(a) “the vast majority of growth will be directed to settlement areas that:
- i. have a delineated built boundary;
 - ii. have existing or planned municipal water and wastewater systems; and
 - iii. can support the achievement of complete communities.”
- 2.2.1(2)(d) “development will be directed to settlement areas, except where the policies of this Plan permit otherwise.”

Delineated Built-up Areas (In Part)

- 2.2.2 (2) “Until the next municipal comprehensive review is approved and in effect, the annual minimum intensification target contained in the applicable upper-or single-tier official plan that is approved and in effect as of July 1, 2017 will continue to apply.”

Housing (In Part)

- 2.2.6.3 “To support the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.

Transportation (In Part)

- 3.2.2.1 “Transportation system planning, land use planning, and transportation investment will be co-ordinated to implement the Growth Plan.
- 3.2.2.3 “In the design, refurbishment or reconstruction of the existing and planned street network, a complete streets approach will be adopted that ensures

the needs and safety of all road users are considered and appropriately accommodated.”

Water and Wastewater Systems (In Part)

- 3.2.6 “Municipal water and wastewater systems and private communal water and wastewater systems will be planned, designed, constructed or expanded in accordance with the following:
- a) opportunities for optimization and improved efficiency within existing systems will be prioritized and supported by strategies for energy and water conservation and water demand management;
 - b) the system will serve growth in a manner that supports achievement of the minimum intensification and density targets in the Growth Plan.”

Stormwater Management (In Part)

- 3.2.7 “Proposals for large-scale development proceeding by way of a secondary plan, plan of subdivision and vacant land plan of condominium or site plan will be supported by a stormwater management plan or equivalent, that:
- a) is informed by a subwatershed plan or equivalent;
 - b) incorporates an integrated treatment approach to minimize stormwater flows and reliance on stormwater ponds, which includes appropriate low impact development and green infrastructure;
 - c) establishes planning, design, and construction practices to minimize vegetation removal, grading and soil compaction, sediment erosion, and impervious surfaces; and
 - d) aligns with the stormwater master plan for the settlement area, where applicable.”

Public Open Space (In Part)

- 4.2.5.1 “Municipalities, conservation authorities, non-governmental organizations, and other interested parties are encouraged to develop a system of publicly-accessible parkland, open space, and trails, including in shoreline areas, within the GGH that:
- a) clearly demarcates where public access is and is not permitted;
 - b) is based on a co-ordinated approach to trail planning and development; and

- c) is based on good land stewardship practices for public and private lands.”

The Subject Lands are located within a Settlement Area, as defined by the Growth Plan, with a proposed land use and Development Concept that supports the achievement of complete communities through an appropriate mix of housing types, including single detached and townhouse units, with opportunities for low-rise residential apartment and live/work units (Section 1.2.1). The Subject Lands are located within the Delineated Built-up Area of the Growth Plan, as identified on Schedule 1A “Urban Area” of VOP 2010, and are not identified as a Designated Greenfield Area as defined by the Growth Plan. The Application will require the extension of planned and existing municipal services to achieve growth within a settlement area, as identified in the Growth Plan (Sections 2.2.1, 3.2.6 and 3.2.7).

Policy 5.3.1 of the York Region Official Plan (‘YROP’) requires that a minimum of 40 per cent of all residential development will occur within the built-up area as defined by the Built Boundary in the Growth Plan. The Application conforms to the goals and objectives of the Growth Plan, contributes to York Region’s intensification target and will make more efficient use of tableland and infrastructure (Section 2.2.2).

The Application will contribute to the minimum 40% of residential development within the Delineated Built-up Area (Section 2.2.2) with opportunities for a mix of unit sizes within the proposed “Low-Rise Mixed-Use” block shown on Attachment 3 (Section 2.2.6.3).

York Regional Transportation Services Staff have reviewed the Application and require the Owner to investigate improvements to Regional Road 27 at the Scoped Block Plan and Draft Plan of Subdivision Application stages, as described in the PPS section of this report and in accordance with Section 1.6.7.5 of the PPS (Section 3.2.2.1 and 3.2.2.3).

The Development Concept will add public parkland and multi-use recreational trails that will contribute to the City’s Pedestrian and Bicycle Master Plan (2007 and 2012 update), with opportunities for grade-related pedestrian connections throughout the Development Concept and between the proposed park blocks (Section 4.2.5.1). The Application conforms to the Growth Plan.

The Subject Lands are partially located in the Greenbelt and subject to the transition and existing use policies of the Greenbelt Plan, 2017 (“Greenbelt Plan”)

The Greenbelt Plan was introduced by the Province of Ontario in 2005 and is intended to identify where urbanization should not occur in order to provide permanent protection

to the agricultural land base and the ecological and hydrological features, areas and functions occurring in the Greenbelt Plan area.

The eastern portion of the Subject Lands are located within the “Natural Heritage System of the Protected Countryside” designation in the Greenbelt Plan and on Schedule 1 “Urban Structure” of VOP 2010, as shown on Attachments 4 and 5.

A total of 35.59 ha of the overall 71.14 ha of the Subject Lands are located outside of the Greenbelt. Of the lands located within the Greenbelt, only 2.05 ha (6%) of the Subject Lands, referred to as the ‘Transition Area Lands’ (Attachment 3), are subject to the Transition policies of the Greenbelt Plan. The remaining 33.48 ha of lands within the Greenbelt are subject to the “Existing Use” policies of the Greenbelt and consist of lands proposed to be retained as a nine-hole golf facility.

The Transition Area Lands are proposed for the partial development of low-rise uses, with a portion of the Transition Area Lands and the remaining lands east of the Transition Area Lands (approximately 30 ha of the existing Copper Creek Golf Club) proposed to be maintained with a nine-hole golf facility. The total proposed developable lands within the Transition Area Lands account for approximately 37 residential units (8% of residential units on the Development Concept) and 0.02 ha of the Low-Rise Mixed-Use Block. Accordingly, limited residential development is proposed in the Transition Area Lands.

Recreational Uses (Section 4.1)

Section 4.1.2 of the Greenbelt Plan identifies criteria for recreational uses in the “Natural Heritage System” of the Greenbelt. The Owner is proposing to retain nine holes of the existing golf course within the Greenbelt Plan area in accordance with the “Existing Use” policies of the Greenbelt Plan.

A golf course is defined as a Major Recreational Use in the Greenbelt Plan. The Greenbelt Plan states that an application to establish or expand a Major Recreational Use shall be accompanied by a vegetation enhancement plan and a conservation plan demonstrating how water, nutrient and biocide use shall be kept to a minimum, including through the establishment and monitoring of targets.

The Subject Lands are currently being used as a golf course. The Application does not contemplate the expansion of the existing golf course, as the proposed nine-hole facility will maintain the existing tee boxes and greens without disturbance to the existing woodlands. In addition, the Transition policies of the Greenbelt Plan (Section 5.2.1) are applicable to the Subject Lands. On this basis, the proposed nine-hole facility will not require the submission of a vegetation enhancement plan or conservation plan.

Infrastructure (Section 4.2)

Section 4.2 of the Greenbelt Plan states that “existing infrastructure must be maintained and new infrastructure will be needed to continue serving existing and permitted land uses within the Greenbelt.”

Section 4.2.1.2 of the Greenbelt Plan permits the construction, expansion, extension, and maintenance of infrastructure in the “Protected Countryside” subject to the following:

- “a) Planning, design and construction practices shall minimize, wherever possible, the amount of the Greenbelt, and particularly the Natural Heritage System and Water Resource System, traversed and/or occupied by such infrastructure;
- b) Planning, design and construction practices shall minimize, wherever possible, the negative impacts on and disturbance of the existing landscape, including, but not limited to, impacts caused by light intrusion, noise and road salt;
- c) New or expanding infrastructure shall avoid key natural heritage features, key hydrologic features or key hydrologic areas unless need has been demonstrated and it has been established that there is no reasonable alternative.”

Section 4.2.3 of the Greenbelt Plan and Section 3.5.8 of VOP 2010 permits Stormwater Management Ponds within the “Protected Countryside” in accordance with the policies in subsection 3.2.7 of the Growth Plan, provided that Stormwater Management facilities are not located within key natural heritage features (‘KNHF’), key hydrologic features (‘KHF’) and their associated vegetation protection zones.

The eastern portion of the Subject Lands are designated “Agricultural” on Map 8 “Agricultural and Rural Area” of the York Region Official Plan (‘YROP’). Section 6.1.6 of the YROP permits infrastructure and utilities in the Greenbelt Plan Area for lands located on Map 8 of the YROP, and in KNHF and KHF, where the provisions of the Greenbelt Plan have been met. Demonstrated need for an infrastructure project and conformity with the Greenbelt Plan will be assessed through *Planning Act* and *Condominium Act*, or other applicable approval processes.

The Subject Lands are proposed to accommodate stormwater flow by upgrading/ retrofitting an existing irrigation pond located in the “Natural Heritage System” that is currently being used by the existing Copper Creek Golf Club, to become a complete stormwater management pond (‘SWMP’), as shown on Attachment 3. The retrofit of the

existing irrigation pond will minimize the number of outfalls to the East Humber River and impacts to the Natural Heritage System typically resulting from the creation of additional SWMP facilities.

The DE Department and TRCA have reviewed the proposed retrofit of the existing irrigation pond and have no objection to this request, subject to additional information being required at the Scoped Block Plan and Draft Plan of Subdivision Application stages. This information shall include how the ponds function currently, how that function will continue post-development, what modifications are required to the ponds, and their existing structural condition.

The EIS Submitted in support of the Application identifies the area surrounding the existing irrigation pond as mostly disturbed due to human activity as a result of the golf course. The existing irrigation pond is located between two existing golf holes with a small coniferous plantation located to the east. The Development Planning Department recommends that the implementing Official Plan Amendment include policies that confirms the proposed SWMP will not impact, or be located in, any KNHF or KHF. A condition to this effect is included in the Recommendations section of this report.

Transition Policies (Section 5.2.1)

The Application identifies that the 2.07 ha of the Transition Area Lands located within the Greenbelt Plan Area are subject to the following transitional policy identified in Section 5.2.1 of the Greenbelt Plan:

“where an official plan was amended prior to December 16, 2004 to specifically designate land use(s), this approval may continue to be recognized through the conformity exercise addressed in section 5.3 (of the Greenbelt Plan) and any further applications required under the *Planning Act* or the *Condominium Act* to implement the official plan approval are not required to conform to the Greenbelt Plan.”

The Kleinburg-Nashville Community Plan ('OPA 601') was in full force and effect on October 29, 2001, and was the in-effect Official Plan for the Subject Lands prior to Vaughan Council's adoption of VOP 2010. OPA 601 designated the Subject Lands "Special Use - Golf", as shown on Attachment 6, with permissions for limited residential development that is ancillary to the golf course, and subject to appropriate servicing, environmental protection, and integrated design, with policies that require the development limits to be defined through detailed engineering and environmental submissions.

The Owner has identified 2.07 ha of lands (the Transition Area Lands shown on Attachment 3) within the Greenbelt Plan Area that qualify as lands eligible for transition, as they are located above the top of bank, do not contain environmental features and have appropriate vegetation protection zones.

The Planning Justification Report in support of the Application prepared by Malone Given Parsons Ltd., dated April 2017, with addendums dated December 2018 and May 2019 ('Planning Justification Report') states that the Transition Area Lands were previously designated for limited residential uses within OPA 601, and that this portion of the Subject Lands has transitional status under Section 5.2.1 of the Greenbelt Plan, and are therefore not required to conform to the Greenbelt Plan.

The Transition Area 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 were in-effect on the Subject Lands prior to the Greenbelt Plan, into VOP 2010. The Development Planning Department and York Region Community Planning staff agree with this approach, as the natural heritage features are appropriately protected from development. The Staked Limit been determined through detailed environmental reports completed to the satisfaction of the TRCA.

Existing Use Policies (Section 4.5)

Section 7 of the Greenbelt Plan defines "Existing Uses" as "uses legally established prior to the date that the Greenbelt Plan came into force on December 16, 2004." Section 4.5 "Existing Uses" of the Greenbelt Plan states (in part) "for lands falling within the Protected Countryside...all existing uses are permitted."

The Subject Lands are zoned "OS2 Open Space Park Zone" by Zoning By-law 1-88 and subject to site-specific Exception 9(1148), as shown on Attachment 1, which permits open space and golf course uses. Zoning By-law 300-2002 ("By-law 300-2002") was approved by the Ontario Municipal Board on June 27, 2002, and is the in-effect Zoning By-law for the Subject Lands. By-law 300-2002 zoned the Subject Lands "OS2 Open Space Park Zone" with site-specific exceptions to permit a golf course and associated structures including a club house, pedestrian bridges, a pump house and other minor related structures.

Approximately 30 ha of the existing Copper Creek Golf Club, that includes a nine-hole facility, the existing parking lot, and the existing club house, is proposed to be retained, as shown on Attachment 3. The Application does not include any expansion to the existing golf course, club house or parking lot into the Greenbelt Area. The TRCA has

advised that they have no objection to the continued use of a golf course provided there is no expansion or relocation of the clubhouse further into the Greenbelt Plan area. On this basis, the proposed retention of the easterly lands for the purpose of facilitating a golf course meets the “Existing Use” policies identified in Sections 4.5 and 7 of the Greenbelt Plan, subject to no expansions being permitted into the Greenbelt Plan area. Conditions to this effect are included in the Recommendations section of this report.

The Application conforms to the York Region Official Plan (“YROP”)

The YROP guides economic, environmental and community building decisions across York Region. The Subject Lands are designated “Towns and Villages” (approximate west half) and “Greenbelt Protected Countryside” (approximate east half) on Map 1, “Regional Structure” of the YROP. The east half of the Subject Lands, including the 2.07 ha Transition Area lands, are also located within the “Regional Greenlands System” on Map 2 of the YROP.

Towns and Villages

The “Towns and Villages” designation permits a wide range of residential, commercial and institutional uses that contribute to the creation of complete communities. Towns and Villages are intended to play a role in accommodating a portion of York Region’s future growth. The Application contributes to accommodating growth that is consistent with the character, form and planned function of the area vicinity (Section 5.0). The Application conforms to the Towns and Villages policies of the YROP.

Regional Greenlands System

The following YROP schedules show the following on the Subject Lands:

- 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 "Woodlands" within the Regional Greenlands system
- Map 8 “Agricultural and Rural Area” shows that there are lands within the Greenbelt Plan that are part of the "Agricultural Area"
- Map 14 “Highly Vulnerable Aquifers” shows that there are areas of "Highly Vulnerable Aquifers" generally within the Regional Greenland System

Section 2.1 “Regional Greenlands System” of the YROP 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 (Section 2.1.1). The YROP also directs local Official Plans to establish and protect the Regional Greenlands Systems

from development and site alteration (Section 2.1.4) and to more specifically identify and integrate the System into community design (Section 2.1.5). The boundaries and the extent of the Regional Greenland System, as shown on Map 2 of the YROP, are approximate.

Section 2.1.7 of the YROP states that refinements to the boundaries of the Regional Greenlands System may occur through approved planning applications supported by appropriate technical studies (e.g. an Environmental Impact Study), without amendment to the YROP. Further, Section 2.2.3 of the YROP states that KNHF and KHF shall be precisely delineated on a site-by-site basis through the approval of *Planning Act* applications supported by appropriate technical studies such as an Environmental Impact Study.

The EIS submitted in support of the Application delineates the Staked Limit, including a 10 m Vegetation Protection Zone ('VPZ') from the Staked Limit, as shown on Attachment 3. The portion of the Subject Lands located east of the Staked Limit are proposed to be retained with the existing golf course use, which is consistent with the "Existing Use" policies in Section 4.5 of the Greenbelt Plan. Section 8.4.23 of the YROP defers to Section 4.5 of the Greenbelt Plan for existing uses located within the Greenbelt Plan Area.

The Application seeks minor refinements to the YROP Greenlands System in accordance with Sections 2.1.7 and 2.2.3 of the YROP and meets the "Existing Use" policies in the Greenbelt identified in Section 8.4.23 of the YROP. The natural heritage features are being protected from development and the tableland portions of the Subject Lands are proposed to be designated to accommodate development of a new community. On this basis, the Application conforms to the Regional Greenland System policies of the YROP.

Transportation

The Subject Lands are located adjacent to Regional Road 27. Map 12 "Street Network: of the YROP identifies a 36 m wide right-of-way for Regional Road 27. Map 11 "Transit Network" identified the portion of Regional Road 27 north of the Subject Lands "Rural Transit Links".

Section 5.2.4 of the YROP states that development requiring Regional approval shall be supported by a transportation study that assesses impacts on the Region's transportation system and surrounding land uses and that significant development shall prioritize walking, cycling and transit. Section 7.1.1 of the YROP requires appropriate TDM measures are identified in transportation studies and in development applications to reduce single occupancy automobile trips.

The Owner has submitted a Transportation Impact Assessment ('TIS') prepared by Poulos and Chung and dated March 2017. York Regional Transportation Services Staff have reviewed the TIS submitted in support of the Application and have no objection to the Application subject to providing additional information and addressing comments through subsequent development applications. TDM measures will be secured through the Draft Plan of Subdivision Application as conditions of draft plan approval, should the Application be approved.

Improvements to Regional Road 27 will be investigated and implemented, if required, through subsequent development applications for the Development Concept, in accordance with the requirements of York Region, as identified in the PPS and Regional Implications sections of this report.

The Development Planning Department supports the proposed amendments to Vaughan Official Plan 2010 ("VOP 2010"), subject to the Recommendations in this report

The Subject Lands are designated "Community Area" (western portion) and "Natural Areas and Countryside" (eastern portion) on Schedule 1 "Urban Structure" of VOP 2010, as shown on Attachment 4. The eastern portion of the Subject Lands are also located within the "Greenbelt Plan Area" as described in the Greenbelt Section of this report.

Natural Areas and Countryside Designation

The eastern portion of the Subject Lands that are designated "Natural Areas and Countryside" and "Greenbelt Plan Area" on Schedule 1 "Urban Structure" of VOP 2010, are further designated "Core Features" and "Unapproved" on Schedule 2 "Natural Heritage Network" of VOP 2010. The lands that form the Development Concept are located outside of the "Core Features" designation, with the exception of the Transition Lands Development that are located within the "Unapproved" designation.

The eastern portion of the Subject Lands are designated "Agricultural" and "Natural Areas" on Schedule 13 "Land Use" of VOP 2010, as shown on Attachment 5. The Transition Area Lands are located primarily within the "Agricultural" designation, with portions located within the "Natural Areas" designation. The Transition Area Lands are further discussed in the "Transition Area Lands" section of this report.

Section 3.2.3.8 of VOP 2010 states that development or site alteration on lands adjacent to Core Features shall not be permitted unless it is demonstrated through an EIS that the development or site alteration will not result in a negative impact on the

feature or its functions. Further, Section 3.2.3.11 of VOP 2010 states that minor modifications to the boundaries and alignment of Core Features are permitted without amendment to VOP 2010, subject to appropriate rationale and environmental study, and in accordance with the Greenbelt Plan.

The EIS submitted in support of the Application concludes that the Development Concept will be located outside any protected natural features associated with the valleylands and the provincially significant wetland located east of the Subject Lands. In addition, the Staked Limit for the Subject Lands, as shown on Attachment 3, were staked by the TRCA on June 29, 2015, and August 9, 2016. York Region and the TRCA have reviewed the EIS and agree with its findings.

The portion of the Subject Lands located east of the Staked Limit are proposed to be retained with the existing use of a golf course in accordance with the “Existing Use” policies in Section 4.5 of the Greenbelt Plan. Section 3.5.12.1 of VOP 2010 defers to Section 4.5 of the Greenbelt Plan for existing uses located within the Greenbelt Plan Area.

The Development Concept proposes minor refinements to the “Unapproved” portion of the “Core Features” designation in accordance with Section 3.2.3.11 of VOP 2010, and meets the existing use policies in the Greenbelt identified in Section 3.5.12.1 of VOP 2010. The Staked Limit has been determined through detailed environmental reports completed to the satisfaction of the TRCA. On this basis, the Application conforms to the “Core Feature” and “Natural Areas and Countryside” policies of VOP 2010.

Transition Area Lands

The Owner proposes to redesignate the 2.07 ha Transition Area Lands from “Natural Areas and Countryside” to “Community Areas” on Schedule 1 “Urban Structure” of VOP 2010, and from “Agricultural and “Natural Areas” to “Low-Rise Residential” and “Low-Rise Mixed-Use” on Schedule 13 “Land Use” of VOP 2010, as shown on Attachment 2.

The Development Planning Department has no objection to the redesignation of the Transition Area Lands to “Community Areas” on Schedule 1 “Urban Structure” of VOP 2010 and “Low-Rise Residential” and “Low-Rise Mixed-Use” on Schedule 13 “Land Use” of VOP 2010, for the following reasons:

- a) The Transition Area Lands were identified in the Kleinburg-Nashville Community Plan (‘OPA 601’) as “Special Use - Golf”, as shown on Attachment 6, with permissions for limited residential development that is ancillary to the golf course, and subject to appropriate servicing, environmental protection, and integrated

design. The Transition Lands Development represents a small portion of the Development Concept that can be considered limited in scope.

- b) The Transition Area 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 were in-effect on the Subject Lands prior to the Greenbelt Plan, into the VOP 2010.
- c) The Transition Area Lands are entirely located west of the Staked Limit. The natural heritage features are appropriately protected from development. The Staked Limit has been determined through detailed environmental reports completed to the satisfaction of the TRCA.
- d) The proposed 10 m VPZ from the staked limit is considered appropriate by the TRCA, City and York Region. The Development Concept shown on Attachment 3 identifies portions of additional lands to the west of the Staked Limit that will form part of the nine-hole golf facility (i.e. holes 1 and 9), thereby creating a greater buffer beyond the 10 m VPZ from the staked limit that range in width from 10 m to over 120 m. The majority of this buffer exceeds 10 m in width.
- e) The portion of the Transition Area Lands designated "Agricultural" in VOP 2010 is located within the Greenbelt Plan, between the Greenbelt Boundary and the "Natural Areas", as shown on Attachment 5. Development Planning and York Region staff support the redesignation from "Agricultural" to an urban designation, in this specific instance, as the Transition Area Lands are exempt from the Greenbelt Plan. This approach allows the Staked Limit to be appropriately determined through detailed environmental assessments completed to the satisfaction of the TRCA.

Community Area Designation

The western portion of the Subject Lands that are designated "Community Area" on Schedule 1 "Urban Structure" of VOP 2010 are further designated "Private Open Spaces" on Schedule 13 "Land Use" of VOP 2010, as shown on Attachment 5. The Development Concept is not permitted in the "Private Open Spaces" designation and does not conform to the policies of VOP 2010.

The Application proposes to redesignate the 40.76 ha western portion of the Subject Lands to "Low Rise Residential" and "Low-Rise Mixed-Use" with "Park" and "School" overlays, in the manner shown on Attachment 3, to establish the land use to implement

the Development Concept, together with the site-specific amendments to VOP 2010 identified in Table 1. The existing clubhouse and parking lot for the nine-hole golf facility will retain the “Private Open Space” designation that currently exists on the Subject Lands.

OPA 601 designated the Subject Lands “Special Use - Golf”, as shown on Attachment 6, with permissions for limited residential development that is ancillary to the golf course, and subject to appropriate servicing, environmental protection, and integrated design, with policies that require the development limits to be defined through detailed engineering and environmental submissions.

Through the VOP 2010 process, the Subject Lands were designated “Private Open Space” to recognize the existing Copper Creek Golf Club that currently exists on the Subject Lands. However, the Subject Lands were partially identified as a “Community Area” on Schedule 1 “Urban Structure” of VOP 2010 to allow for uses in the future other than private open space uses. VOP 2010 further recognizes that existing private open space uses may cease to exist and that alternative land uses may be permitted through an Official Plan Amendment Application and Area Specific Study (Section 9.2.2.17 c). On this basis, both OPA 601 and VOP 2010 contemplated alternative land uses on the Subject Lands should they be redeveloped.

Section 9.2.2.17 c) of VOP 2010 states:

“Should the private open space cease to exist, appropriate alternate land uses shall be determined through the Official Plan amendment process and shall be subject to an area specific study.”

Sections 10.1.1.14 and 10.1.1.15 of VOP 2010 provides direction on the content and scope of the Block Plan process. Section 10.1.1.14 of VOP 2010 states that City will identify areas subject to a Block Plan process through:

- “a. the Secondary Plan process; or
- b. the development review process, to address complexities in smaller planning units, scoped as required in accordance with policy 10.1.1.15.”

The Owner has submitted the Application to amend VOP 2010 over three parcels of land that are held in the same ownership (two parcels under File OP.17.008 and one parcel under File OP.17.007). Standard Block Plan Applications are typically:

- Submitted over many parcels of land with different landowners

- Require landowner agreements, front-end financing agreements and coordinated phasing for infrastructure and community services
- Include provisions for cost sharing for the submission of studies
- Require a Phasing Plan based upon sub-areas that would generally accommodate between 5,000 and 7,500 people

The extent of this Application and the Official Plan Amendment Application to the north (File OP.17.007) will establish the land use for a broader development concept (including lands to the immediate north) for approximately 760 residential units having one landowner, should the Application be approved. Comprehensive cost sharing agreements and landowner agreements through the Block Plan Application will not be required. However, the content and policy aspects related to the Block Plan, as identified in Section 10.1.1.15, remain applicable.

As the scale of development is less than standard Block Plan Applications, and given that there is less complexity regarding land ownership, the Development Planning Department and Policy Planning and Environmental Sustainability Department are of the opinion that a Scoped Block Plan in accordance with Section 10.1.1.14 b) of VOP 2010 is sufficient to satisfy the “Area Specific Study” requirement of Section 9.2.2.17 c) of VOP 2010.

The Development Planning Department has reviewed the Application and provides the following comments:

a) Land Use

The western portion of the Subject Lands are designated “Community Area” on Schedule 1 “Urban Structure” of VOP 2010. Section 2.2.1 of VOP 2010 provides policy direction on the City’s Urban Structure. “Community Areas” are identified as stable areas for low-rise residential purposes, including park, community, institutional and retail uses. Section 2.2.3 of VOP 2010 identifies the following policies for new development in “Community Areas”:

- Community Areas will provide most of the City’s low-rise housing stock and will function as complete communities (Section 2.2.3.1)
- New Development in Community Areas that reinforces the existing scale, height, massing, lot pattern, building type character, form and planned function of the immediate local area is permitted (Section 2.2.3.2)

- Development immediately adjacent to Community Areas shall ensure appropriate transition in scale, intensity, and use, and shall mitigate adverse noise and traffic impacts (Section 2.2.3.4)

The proposed land use shown on Attachment 2 and the Development Concept shown on Attachment 3 identifies a low-rise residential and mixed-use housing stock that is consistent with the applicable “Community Area” policies of VOP 2010. The Development Concept identifies a density of 44 residents and jobs per hectare, while implementing appropriate transition in scale and density as identified in Section 2.2.3.4 of VOP 2010.

The Application is consistent with the planned function and character of the existing neighbourhood context. The proposed lands use will function appropriately with the existing low-rise residential uses that are present to the south and west, and the planned low-rise residential uses to the north (File OP.17.007). The density of people and jobs proposed by the Application is consistent with the densities assigned to the lands located east of the Subject Lands within the “North Kleinburg Nashville Secondary Plan” in Section 11.8, Volume 2 of VOP 2010.

Low-Rise Residential

The proposed “Low-Rise Residential” designation of VOP 2010 permits single detached and townhouse building forms. The proposed lots for single detached dwellings will range in frontage from approximately 11.6 m to 21.3 m and the proposed lots for townhouse dwellings will range in frontage from 6.1 to 6.3 m.

Consistent with Schedule 13 “Land Use” of VOP 2010, a density requirement is not identified for lands proposed to be designated “Low-Rise Residential”. The Development Concept must conform to the compatibility criteria for new development in Community Areas, as identified in Section 2.2.3.2 and 2.2.3.4 of VOP 2010, and further set out in Section 9.1.2.2 of VOP 2010, as follows:

“That in Community Areas with established development, new development be designed to respect and reinforce the existing physical character and uses of the surrounding area, 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;
- f. the pattern of rear and side-yard setbacks;
- g. conservation and enhancement of heritage buildings; heritage districts and cultural heritage landscapes; and
- h. the above elements are not meant to discourage the incorporation of features that can increase energy efficiency (e.g. solar configuration, solar panels) or environmental sustainability (e.g. natural lands, rain barrels)."

Section 9.2.3 of VOP 2010 further identifies building type and development criteria for single detached, semi-detached and townhouse dwellings (Sections 9.2.3.1 and 9.2.3.2). Future development applications (Scoped Block Plan, Zoning By-law Amendment and Draft Plan of Subdivision Applications) to implement the Development Concept are required to conform to the compatibility criteria identified in Section 9.1.2.2 of VOP 2010 and the building type and development criteria identified in Section 9.2.3 of VOP 2010.

The Subject Lands are located north of an existing residential subdivision known as the "Humberplex Subdivision", as shown on Attachment 1. The Development Concept identifies lots for single detached dwellings that are intended to be similar with the lot frontage, depth and area of the abutting residential lots in the Humberplex Subdivision. Appropriate development standards and lotting that conforms to Sections 9.1.2.2 and 9.2.3 of VOP 2010 will be implemented through future Zoning By-law Amendment and Draft Plan of Subdivision Applications.

At the March 20, 2019, Community Meeting, a greenway along the south property line of the Subject Lands being used as a buffer to the Development Concept and the Humberplex Subdivision was discussed. The Owner has advised that existing trees located on the south property line of the Subject Lands abutting the existing Humberplex Subdivision will be preserved within the rear yards of the proposed residential lots adjacent to the south property line. The retention of these trees will be secured at the Zoning By-law Amendment application stage, and / or through restrictive covenants over the future residential lots in favour of the City of Vaughan.

The Development Planning Department agrees that the retention of existing trees along the south property line of the Subject Lands will assist

in maintaining an appropriate transition between the Development Concept and existing community. The Development Planning Department recommends the addition of a site-specific policy in the implementing Official Plan Amendment to include measures to achieve an appropriate transition between the Subject Lands and the Humberplex Subdivision. This includes, but is not limited to, elements such as a berm, fencing, additional and / or existing landscape, or a single loaded road(s).

The details of the mitigation measures shall be established through future development applications and may include, but not be limited to, the application of restrictive covenants or zoning to establish an appropriate mitigation measure. A policy to this effect to be include in the implementing Official Plan Amendment is included in the Recommendations of this report.

Low-Rise Mixed-Use

The Application originally proposed a “Mid-Rise Mixed-Use” designation for the portion of the Subject Lands that contains the existing clubhouse and parking lot, and additional lands located south of the clubhouse and parking lot. The “Mid-Rise Mixed-Use” designation included a maximum building height of 12-storeys and a maximum Floor Space index (‘FSI’) of 3.5 times the area of the lot. However, through comments received at the Public Hearing and Community Meeting, and as the Subject Lands are not located within an intensification area, as identified in Schedule 1 “Urban Structure” of VOP 2010, the Application has been amended to designate this portion of the Subject Lands as “Low-Rise Mixed-Use”, in accordance with VOP 2010.

The proposed “Low-Rise Mixed-Use” designation shown on Attachments 2 and 3 will facilitate a low-rise building with residential and commercial uses to a maximum building height of three-storeys and a maximum FSI of 1.5 times the area of the lot. Based on a conceptual, proposed floor plate, the proposed “Low-Rise Mixed-Use” block will provide for a building with approximately 100 residential units and 1,850 m² of ground floor commercial space. The uses proposed for the “Low-Rise Mixed-Use” block include the following:

- Health and Wellness Club / Spa
- Day Care
- Convenience Retail

- Office Uses

The Health and Wellness Club / Spa, Convenience Retail and Office uses are permitted within the “Low-Rise Mixed-Use” designation in VOP 2010. A site-specific amendment is required for the proposed Day Care, as further discussed in the Site-Specific Amendment section of this report.

The Development Planning Department has reviewed the maximum densities and building heights permitted by VOP 2010 in the area vicinity. A maximum FSI of 1.5 times the area of the lot for a three-storey building for the “Low-Rise Mixed-Use” designation is appropriate for the following reasons:

- The proposed building will be similar with the following building heights and densities in the vicinity of the area:
 - The maximum 1.75 FSI at five-storeys in height for the “Mid-Rise Mixed-Use A” designation in the Block 61 Nashville Heights Area Specific Policy (Section 12.7 in Volume 2 of VOP 2010)
 - The maximum 1.0 FSI at three-storeys in height for the “Low-Rise Mixed-Use” designation in the Kleinburg Secondary Plan (Section 11.8 in Volume 2 of VOP 2010)
 - The maximum 1.0 FSI at 2.5-storeys in height for the “Mainstreet Commercial” designation in the Kleinburg Core Secondary Plan (Section 12.4 in Volume 2 of VOP 2010)
- The proposed “Low-Rise Mixed-Use” block is setback substantially to Regional Road 27 and the Humberplex Subdivision, and located adjacent to the nine-hole golf facility, thereby mitigating visual impact on the existing streetscape and neighbourhood
- The proposed “Low-Rise Mixed-Use” block provides for a compatible use with the existing and proposed residential uses in the area
- The proposed “Low-Rise Mixed-Use” block provides for a mix of housing and unit types in conformity with Provincial plans, the YROP and VOP 2010. The “Low-Rise Mixed-Use” designation also permits other building types such as townhouses, with opportunities for live/work units.

- The “Low-Rise Mixed-Use” block must conform to the compatibility criteria in Section 9.1.2.2 of VOP 2010, and the development criteria or Low-Rise Buildings in Section 9.2.3.4 of VOP 2010, with the exception of the proposed site-specific amendments identified on Table 1.

On this basis, a three-storey building with a maximum FSI of 1.5 times the area of the lot is considered appropriate as it will have minimal impact on the existing streetscape, neighbourhood and proposed low-rise residential dwellings.

b) Transportation

The Development Concept includes minor collector and local roads. The north-south (Street ‘A’) and east-west (Street ‘C’) minor collector roads shown on Attachment 3 are connected by a roundabout and will be identified in the implementing Official Plan Amendment, should the Application be approved. The Development Concept includes a signalized intersection on Regional Road 27 at “Street C” aligned opposite Hedgerow Lane, as shown on Attachment 3.

Streets ‘A’ and ‘C’ shall be recognized as minor collector roads and designed in accordance with: the “Collector Streets” policies in Section 4.2.1 of VOP 2010; City engineering standards established by the DE Department; and the design criteria for streets identified in Section 9.1.1.2, 9.1.1.3 and 9.1.1.4 of VOP 2010. Streets ‘A’ and ‘C’ should have enough right-of-way width to accommodate active transportation requirements.

Section 4.2.1.22 of VOP 2010 requires direct residential frontage on Minor Collector streets. The Development Concept identifies lane-based housing on Street ‘C’ and conventional residential lotting on Street ‘B’, both with direct residential frontage.

The configuration of the local roads (Streets ‘D’, ‘E’, ‘F’, ‘G’, ‘H’, ‘I’ & ‘J’) and public laneways (Public Lane ‘A’ and ‘B’) shall be established at the Block Plan and Draft Plan of Subdivision Application stages, and shall be designed in accordance with: the “Local Streets” policies in Section 4.2.1 of VOP 2010; City engineering standards established by the DE Department; and the design criteria for streets identified in Section 9.1.1.2, 9.1.1.3 and 9.1.1.4 of VOP 2010

c) Parks and Trails

The proposed Land Use and Development Concept shown on Attachments 2 and 3 conceptually identify two park blocks that measure 1.56 and 0.75 ha. The proposed park blocks are intended to function as “Neighbourhood Parks” and must conform to the function and size criteria identified in Section 7.3.1.2 and 7.3.2.6 of VOP 2010 and the City’s 2018 Active Together Master Plan (‘ATMP’).

The proposed neighbourhood parks shown on Attachment 3 are located within a 10-minute walk of most residential units. The amount of parkland proposed in combination with the Official Plan Amendment for the lands to the north (File OP.17.007) is intended to provide the required amount of parkland in accordance with the *Planning Act*.

A 0.18 ha greenway block is proposed on the north side of the property adjacent to Street “F” and the nine-hole golf facility. The greenway block will provide a potential future location for public trails, as determined through subsequent development applications, should the Application be approved.

The ATMP recommends a City-wide parkland provision standard of 2.0 ha for every 1,000 persons. The final location and size of the proposed neighbourhood parks shown on Attachments 2 and 3 will be reviewed in consideration of the ATMP at the Scoped Block Plan and Draft Plan of Subdivision application stages.

The Pedestrian and Bicycle Master Plan 2007 and 2012 update identifies a multi-use recreational trail adjacent to Regional Road 27. The Development Concept includes a 24 m wide landscape buffer adjacent to Regional Road 27 with a multi-use recreational trail, as shown on Attachment 3. The proposed 24 m wide buffer is consistent with previous buffer policies in OPA 601 (Section 4.7.3), and will contribute to maintaining the character of the area.

Detailed design and conveyance of the multi-use recreational trail will be determined at the Block Plan and Draft Plan of Subdivision stages in accordance with Sections 7.3.1.3 and 7.3.1.4 of VOP 2010. The Development Planning Department recommends that a site-specific policy be added to the implementing Official Plan Amendment to implement the proposed 24 m wide landscape buffer. A condition to this effect is included in the Recommendations of this report.

Additional pedestrian connections between park blocks proposed for the Development Concept and existing parks and open space trails located in proximity to the Subject Lands, specifically at mid-block locations between local roads and to Regional Road 27, and where roads terminate with a cul-de-sac, will be reviewed and secured through the Block Plan and Draft Plan of Subdivision stages. In addition, local multi-use recreational trail connections through public easements to existing and/or planned local/City-wide networks will be examined during the Block Plan and Draft Plan of Subdivision Application review process.

d) Community Centre

The Recreation Services Department has advised that the ATMP recommends a minor community centre in Planning Blocks 55 or 62 (Kleinburg/Nashville), with a development target of 2024 to serve this north-west quadrant of the City. An immediate need for community recreation space is forecasted for this area, as Development Charges have been collected under the City's Development Charges By-law for a minor community centre in Planning Block 55/62 (2018 ATMP) and Planning Block 55/61 (2013 ATMP). The facility required is a minor community facility that may include amenities such as a gymnasium, branch library and multi-purpose activity rooms.

In general terms and as a guideline, the ATMP requires a 1,200 m² facility to serve a population threshold of 8,000 people. Although this population target may not be reached with the Application and the Official Plan Amendment Application to the north (File OP.17.007), it is important to identify the service gap and explore if there are any opportunities to provide a community facility that serves this area.

The Owner, on May 6, 2019, acknowledged that the request for lands to permit a minor community centre will be further discussed with City staff through the development review process. The Development Planning Department recommends a site-specific policy requiring the Owner to explore opportunities for land to facilitate a minor community centre in accordance with the ATMP at the Scoped Block Plan Application stage. A condition to this effect is included in the Recommendations section of this report.

Summary of VOP 2010 Policies

The Development Planning Department can support the Application to establish the proposed land use on the Subject Lands, as shown on Attachment 2, as it meets the “Community Area”, “Natural Areas” and “Core Feature” policies of VOP 2010, in accordance with the Transition and “Existing Use” policies of the Greenbelt Plan. The policies of OPA 601 that permitted limited residential development on the Subject Lands, are being incorporated through the Transition Policies of the Greenbelt Plan. The Owner will be undertaking a Scoped Block Plan to satisfy the “Area Specific Study” requirement for the redevelopment of lands designated “Private Open Spaces.” The Application will permit a land use that is compatible with the surrounding area context, subject to the proposed additional policies in the implementing Official Plan Amendment, as identified in the Recommendations of this report.

Site-specific Amendments to VOP 2010 are required for the Application

To permit the Development Concept, the Owner is proposing the following site-specific amendments to VOP 2010:

Table 1

	VOP 2010 Policy	Proposed Amendments to VOP 2010
a.	Section 3.2.3.10 states that Core Features and their related vegetation protection zone will be conveyed to the City and/or Toronto and Region Conservation Authority as a condition of development approval. To enable comprehensive management, such features shall not be fragmented but shall be brought into public ownership to ensure their continued protection and management.	Conveyance of Core Features and their associated vegetation protection zones into public ownership shall be determined through the Block Plan / Draft Plan of Subdivision applications, without further amendment to VOP 2010.
b.	Section 9.2.1.9 permits a Day Care in all land use designations, provided the Day Care is located on a public street with a right-of-way of 26 m or greater	Permit a Day care within the “Low-Rise Mixed-Use” designation on a public street with a right-of-way less than 26 m.

	VOP 2010 Policy	Proposed Amendments to VOP 2010
c.	Section 4.2.3.4 requires sidewalks on both sides of collector roads.	Sidewalks on both sides of collector roads together with pedestrian/cycling and multi-use trail connections shall be determined at the Block Plan / Draft Plan of Subdivision applications, without further amendment to VOP 2010.
d.	Section 9.1.1.3 prohibits rear lotting on public streets.	<ul style="list-style-type: none"> ▪ Permit rear lotting on a public street (Regional Road 27) to maintain the existing physical character of the Kleinburg Community, as per Sections 9.1.2.2 and 9.1.2.3 of VOP 2010.
e.	Sections 7.3.1.2, 7.3.2.3, 7.3.2.4 and 7.3.2.6 provides size and design criteria for Parks	<p>In order to provide visual connectivity to the adjacent open space and golf course lands, greenways are permitted to the satisfaction of the City as per the following criteria:</p> <ul style="list-style-type: none"> i. Located to provide views of the golf course and open space system ii. May have less public street frontage to accommodate views of the golf course iii. Are of a sufficient width to be programmed with recreational uses and a multi-use recreational trail iv. Where feasible, connect to or form part of the proposed trail plan for the Subject Lands

	VOP 2010 Policy	Proposed Amendments to VOP 2010
		Greenway(s) not required for compensation, natural enhancement or other ecological uses may be considered for parkland credit at a suitable value, to the satisfaction of the City.
f.	Section 9.2.2.2 e) of VOP 2010 restricts retail and offices uses to a total maximum gross floor area ('GFA') of 500 m ² , if located on a Collector Street.	Retail and office uses shall not be restricted to a maximum of 500 m ² . The maximum GFA for retail and office uses shall be established through the implementing Zoning By-law.
g.	Section 9.2.3.4 c) of VOP 2010 does not permit surface parking between the front or side of a Low-Rise Building and a public street	Surface parking shall be permitted between the front or side of a Low-Rise Building and a public street.

The Development Planning Department has reviewed the proposed site-specific amendments to VOP 2010 for the Subject Lands and provide the following comments:

a) Conveyance of Core Features

Determination of the conveyance of Core Features and their related VPZ in accordance with 3.2.3.10 of VOP 2010 at the Scoped Block Plan and Draft Plan of Subdivision Application stage is appropriate, as these applications will further refine the limits of the Core Features and VPZ.

In addition, the "Existing Use" policies of the Greenbelt Plan apply to the eastern portion of the Subject Lands that are proposed to be retained with a nine-hole golf facility. The golf course is permitted as-of-right in the "OS2 Open Space Park Zone" by Zoning By-law 1-88 and subject to site-specific Exception 9(1148), as shown on Attachment 1, which permits open space and golf course uses. Conveyance of Core Features and their VPZ will be reviewed recognizing that the "Existing Use" policies of the Greenbelt apply to this portion of the Subject Lands.

b) Day Care use adjacent to a Right-of-Way Width less than 26 m

Section 9.2.1.9 of VOP 2010 permits a Day Care in all land use designations provided the Day Care is located on a public street with a right-of-way of 26 m or greater. The proposed “Low-Rise Mixed-Use” block will front onto, and have access from Street ‘A’, a proposed 24.5 m wide right-of-way. The proposed Day Care will provide a community amenity and focal point for the neighbourhood.

c) Location of Sidewalks

Section 4.2.3.4 of VOP 2010 requires sidewalks on both sides of collector streets. Section 4.2.3.4 of VOP 2010 further states (in part) “within areas in proximity to schools, parks, transit stops and stations, and other public facilities, sidewalks on both sides of the street may be considered through the Block Plan approval process.”

The Development Concept includes two park blocks and a school block located adjacent to Street ‘A’. The implementation of road improvements to Regional Road 27, and improvements and confirmation of the design of the proposed trail within the proposed 24 m wide landscape buffer along Regional Road 27, may impact the design of Street ‘C.’ On this basis, it is appropriate to determine sidewalk requirements at the Scoped Block Plan and Draft Plan of Subdivision applications.

d) Rear Lotting on Public Streets

The Application proposes permissions to permit rear lotting on a public street (Regional Road 27) to reinforce the existing physical character of the Kleinburg Community in accordance with Sections 9.1.2.2 and 9.1.2.3 of VOP 2010. Section 9.1.1.3 of VOP 2010 prohibits rear lotting on public streets. The proposed rear lotting on Regional Road 27 will maintain the character of the existing residential lotting on Regional Road 27 in proximity to the Subject Lands.

The Development Planning Department recommends that the site-specific amendment include justification for rear lotting on Regional Road 27 through the submission of Urban Design Guidelines at the Draft Plan of Subdivision application stage, should the Application be approved. A condition to this effect is included in the Recommendations of this report.

e) Size and Design Criteria for Greenway Block

A 0.18 ha greenway block is proposed on the north side of the property adjacent to Street “F” and the nine-hole golf facility. The greenway block will provide a potential future location for multi-use the programming of public trails, as determined through subsequent development applications, should the Application be approved.

The Parks Development Department has reviewed the proposed Development Concept and has no objection with the location of the proposed greenway block or the proposed site-specific amendment.

f) Maximum GFA for Retail and Office Uses in the “Low-Rise Mixed-Use” Block

The Owner is proposing a total commercial GFA of 1,850 m² for the proposed “Low-Rise Mixed-Use” block shown on Attachment 3. Section 9.2.2.2 e) of VOP 2010 restricts the total commercial GFA to 500 m² in a “Low-Rise Mixed-Use” designation located in a “Community Area”. The proposed amendment will allow for a larger commercial area to serve residents of the proposed community and will provide greater flexibility in designing the future three-storey building. A maximum commercial GFA will be established at the Zoning By-law Amendment Application stage, should the Application be approved.

g) Location of Surface Parking

Section 9.2.3.4 c) of VOP 2010 does not permit surface parking between the front or side of a Low-Rise Building and a public street. Section 9.2.1.2 of VOP 2010 permits variations to the development criteria identified in Section 9.2.3 of VOP 2010, provided that the variations are supported through an Urban Design Brief that has been prepared to the satisfaction of the City.

The Development Planning Department recommends that the site-specific amendment include the requirement that an Urban Design Brief be prepared to the satisfaction of the City at the Site Development Application stage, should the Application be approved. A condition to this effect is included in the Recommendations section of this report.

A future Scoped Block Plan Application is required to permit the Development Concept

The Owner has submitted the Application to amend VOP 2010 and is required to submit a Scoped Block Plan with the adjacent property to the north (File OP.17.007) to satisfy

the requirement of an “Area Specific Study” identified in Section 9.2.2.17 c) of VOP 2010, should the Application be approved. The Scoped Block Plan shall ensure that the Subject Lands and abutting lands to the north are planned in a comprehensive manner.

The Owner is required to provide a Terms of Reference to the Policy Planning and Environmental Sustainability Department to determine suitable information and submission documents for the Scoped Block Plan Application, in accordance with Section 10.1.1.17 of VOP 2010.

The requirement for a Scoped Block Plan Application will be included in the policies of the implementing Official Plan Amendment, should the Application be approved. A condition to this effect is included in the Recommendations of this report.

A Future Zoning By-law Amendment Application is required to permit the Development Concept

The Subject Lands are zoned “OS2 Open Space Park Zone” by Zoning By-law 1-88 and subject to site-specific Exception 9(1148), as shown on Attachment 1, which permits open space and golf course uses.

Should the Application be approved, a future Zoning By-law Amendment application is required to implement the corresponding zone categories of Zoning By-law 1-88, together with any site-specific zoning exceptions, to permit the land use to facilitate the Development Concept.

Future Draft Plan of Subdivision and Site Development Applications are required to permit the Development Concept

Should the Application be approved, a future Draft Plan of Subdivision Application(s) is required to implement the Development Concept. The application(s) shall include required information of detail to ensure conformity to and general intent of the official plan amendment, including, but not limited to, a detailed land use plan and justification report, the proposed lotting, local road network, delineation of natural features, densities and built form, functional servicing and description of community features. The Draft Plan of Subdivision Application will also secure appropriate conditions of draft plan of subdivision approval.

The proposed “Low-Rise Mixed-Use” area shown on Attachments 2 and 3, and any townhouse units proposed will be subject to a future Site Development Application(s) in accordance with the City’s Site Plan Control By-law 123-2013. The Site Development Application(s) will be reviewed in consideration of, but not limited to: pedestrian and barrier free accessibility; proper vehicular turning movements; appropriate site design

and building materials; landscaping, amenity area, snow storage, environmental sustainability, stormwater management, and servicing and grading; accessibility and location of the proposed residential visitor parking spaces; and, the relationship of the proposed built form, building setbacks and design with the immediate neighbourhood and site.

The Development Engineering ('DE') Department has no objection to the Application, subject to the submission of documents in support of the future development applications

The DE Department has reviewed the Application and advises that they have no objection to the Application, subject to the submission of a detailed reports through subsequent development applications, and any commitments identified within the reports to be fulfilled by the Owner to the satisfaction of the City.

The DE Department provides the following comments on the Application:

Water Servicing

The Subject Lands are located within Pressure District KN ('PD-KN') and PD 6 of the York Water System. A 400 mm diameter PD-KN watermain has been constructed on Regional Road 27, Kirby Road and Kleinburg Summit Way within Block 55 East to connect to Stegman's Mill Road and complete the watermain loop.

The Block 55 East water supply analysis identifies an upgrade to the existing 300 mm diameter watermain from the elevated tank to Hedgerow Lane to support future growth. The Subject Lands are proposed to connect to this watermain along Regional Road 27 and Kirby Road, which conforms to the approved Kleinburg-Nashville Servicing Strategy Master Plan Class EA ('KNSS EA') and the Block 55 East Water Supply Analysis. The Owner shall ensure that the proposed building elevations correspond with the appropriate Pressure District ('PD') elevations to ensure water pressures consistent to the City's Design Criteria. The DE Department is satisfied that the Development Concept can be adequately supplied with water service subject to watermain upgrades to be identified and detailed at the Draft Plan of Subdivision stage.

The Owner is required to pay their proportional financial contribution of the Regional Road 27 watermain works within any future servicing or development agreements, as the Subject Lands are adjacent to the Kirby 27 Development Lands (File OP.17.007) which have been identified as benefitting lands external to the Kleinburg North Spine Services Agreement that are tributary to the improvements. An evaluation of the water servicing modelling and calculations will also be conducted when the detailed drawings, including information on the diameter and details of the local watermains, are submitted

for the City's review. Conditions regarding cost sharing will be included in the Subdivision Agreement through the future Draft Plan of Subdivision application(s).

Sanitary Servicing

The Subject Lands are currently serviced by a local private sanitary pump station ('SPS'). An existing forcemain connects from the local SPS to a gravity sewer on Regional Road 27, south of Forest Heights Boulevard, and directs sanitary flow to the municipally-owned Nashville SPS located at the southeast corner of the Nashville Road and Regional Road 27 intersection.

The ultimate solution for servicing the Subject Lands has been identified within the 2016 Region of York Water and Wastewater Master Plan ('WWMP'), through construction of a new sanitary sewer on Regional Road 27 to service the future growth of northwest Vaughan and Kleinburg. The WWMP identifies the Regional Road 27 sewer to allow the decommissioning of the Kleinburg Water Resource Recovery Facility ('WRRF') currently treating sanitary flow for the Kleinburg area, including the Subject Lands. It is anticipated that the Regional Road 27 sanitary sewer will ultimately service the Subject Lands and be constructed between 2036 and 2041. In the interim, an alternate sanitary servicing strategy to directly connect to the Region's WRRF can be considered to accommodate the Subject Lands, subject to available capacity at the WRRF.

The Subject Lands are proposed to be serviced by a new municipal sanitary pumping station, known as the Kirby/27 SPS, to be located within 5841 Kirby Road, located north of the Subject Lands. The Kirby/27 SPS is proposed to discharge sanitary flow from the Subject Lands by constructing a new forcemain on Regional Road 27. The relocation of the Kirby/27 SPS must conform to the location identified within the KNSS EA.

As the Nashville SPS was not anticipated to accommodate the Subject Lands, the Owner has proposed an alternate sanitary servicing strategy that includes the following:

- diversion of flow away from the Nashville SPS
- decommissioning of the Nashville SPS
- construction of a new sanitary sewer on Regional Road 27 to the private Villa Colombo SPS
- upgrades to the Villa Colombo SPS
- upgrades to the sanitary sewer(s) upstream of the Kleinburg WPCP

A City-initiated background study led by the Infrastructure Planning and Corporate Asset Management ('IPCAM') Department has been completed for the Subject Lands since the initial submission of the Application in May 2017. The study completed in

December 2017, known as the Focus Area Core Servicing Strategy ('FACSS') identifies the Subject Lands within Area D that consist of K-N area covering approximately 1,160 ha.

Area D is roughly bound by Kirby Road to the north, Major Mackenzie Drive to the south, the railway to the west, and Kipling Avenue to the east. The basis of the study was to expand on the findings from 2 other preceding studies completed by the City for the Area encapsulating the Subject Lands; the 2014 City-Wide Water / Wastewater Master Plan Environmental Assessment Study ('MPEA') in support of VOP 2010 to direct the municipal water and wastewater infrastructure improvements required for the intensification and expansion of the City's urban boundary, and the KNSS EA. The FACSS was undertaken to account for development applications that were not included in the previous studies and recommended several wastewater projects to service the existing and future development through several options including the flow diversions to other areas, the construction of new sanitary sewers and pumping stations, and upgrades to the existing sanitary sewers / pumping stations.

The City has since initiated an Interim Servicing Strategy ('ISS') Study led by IPCAM for the wastewater collection systems serving the City's new community areas and employment lands in advance of York Region's anticipated infrastructure delivery of 2028. The ISS will reflect the City's anticipated 10-year development forecast for the period of 2019 to 2028. The projected completion date for the ISS study is expected for 2020. As the Subject Lands are located within the ISS study areas, the interim sanitary solutions recommended by the Owner will need to be evaluated as part of the City's ISS study.

In consideration of the timing to implement the Regional infrastructure, the Owner is proposing to directly connect to the Region's WRRF for the interim condition subject to the availability of capacity. We understand that the Owner continues to evaluate alternative servicing strategies to service the Subject Lands that are to be submitted for the City's review through the future Scoped Block Plan and Draft Plan of Subdivision applications.

As the City has accounted for the Subject Lands proposed use within the ISS study, the DE Department is satisfied that the Subject Lands can be serviced to accommodate its sanitary flow, subject to the City's ISS study completion and recommendations. An evaluation of the sanitary servicing calculations will also be conducted when the detailed drawings, including information on the diameter and details of the local sanitary sewers, are submitted for the City's review in the future Scoped Block Plan and Draft Plan of Subdivision applications.

Stormwater Management

The DE Department is satisfied that the Subject Lands can be adequately serviced to allow for appropriate stormwater management control. The Owner shall address all DE comments to enable the acceptance of the SWM design in a future Draft Plan of Subdivision application(s), to the satisfaction of the City.

Stormwater flow from the Subject Lands is proposed to be accommodated by upgrading/retrofitting an existing irrigation pond currently being used by the existing Copper Creek Golf Club to become a complete stormwater management pond ('SWMP'). The Owner proposes that the Copper Creek Golf Club continue to draw water for irrigation purposes from the upgraded SWMP through an agreement with the City. The City has reviewed the proposal and affirms that the SWMP shall be conveyed into municipal ownership through the subdivision agreement for the Subject Lands with conditions the Copper Creek Golf Club to draw irrigation water from the City-owned SWMP.

The Owner shall note that any easements or land required to facilitate the SWMP shall be conveyed to the City as part of a future subdivision agreement. The City also requires a Mutual Servicing Agreement between the Owner of the Subject Lands and the Owner of the Kirby 27 Developments Lands (File OP.17.007) to allow for stormwater flow to be directed to the SWMP located on the Subject Lands.

Grading Design

A detailed evaluation of the grading design will be conducted in the future Draft Plan of Subdivision application to be submitted for the City's review. The grading design shall conform to City standards and the proposed stormwater management design presented within the Application.

Noise

A detailed evaluation of the noise and vibration impacts ('Noise Study') is required at the future Draft Plan of Subdivision application(s). The Noise Study and recommended mitigation measures shall conform to City and Provincial standards and incorporate the preliminary design measures presented within this Application.

Environmental Engineering

Phase One and Two Environmental Site Assessment ('ESA') reports were submitted and reviewed by the DE Department. The Phase Two ESA identified salt related

impacts at one borehole location in the vicinity of the existing parking lot exceeding the applicable Ministry of the Environment, Conservation, and Parks ('MECP') standards. All other soil and groundwater samples met the applicable MECP standards.

Given that portions of the Development Concept are changing to a more sensitive land use (i.e. from commercial to residential) and soil impacts were identified within the Subject Lands, an MECP Record of Site Condition ('RSC') covering the Subject Lands and filed on the Environmental Site Registry in accordance with O. Reg. 153/04 is required as part of subsequent development application stages. The DE Department is satisfied with the ESA documentation submitted at this time. Further ESA work will be required at the future Draft Plan of Subdivision stage, including the potential application of a Holding Symbol "(H)" on the future Zoning By-law Amendment application to ensure updated ESA reports, remediation, and filing of a RSC is undertaken by the Owner.

Transportation Engineering

The DE Department advises that Streets 'B' and 'C', as shown on Attachment 3, shall be recognized as minor collector roads and should have enough right-of-way width to accommodate active transportation requirements. The configuration of the cul-de-sac roads (Streets 'E', 'J' and 'T') along the southern half of the Subject Lands shall meet to typical City standards.

The Owner is required to provide a Transportation Assessment Report, Transportation Demand Management recommendations, a revised Traffic Impact Study, and detailed design of the local road network and external intersecting streets at the Draft Plan of Subdivision review stage. The DE Department is satisfied in principle with the design schematic presented for the Application. A detailed evaluation of the transportation studies and design will be conducted in the future Scoped Block Plan and Draft Plan of Subdivision Applications.

The DE Department notes that the implementing Official Plan Amendment should enable revisions to the road configuration shown on the concept plan, where necessary, based upon the forthcoming detailed reports to be received with the future Scoped Block Plan and Draft Plan of Subdivision application. A condition to this effect is included in the Recommendations of this report.

The Urban Design Department has no objection to the Application subject to the submission of additional information at the Scoped Block Plan and Draft Plan of Subdivision stages

The Urban Design Department has no objection to the Application, subject to the following information and documents being provided at the Scoped Block Plan and Draft Plan of Subdivision stages:

- a) The Owner is required to prepare urban design guidelines, should the Application be approved. The urban design guidelines shall include, but not be limited to, the following:
 - Outline the experience of place, how it functions and how it connects
 - Active transportation and its relationship to and compatibility with the surrounding neighbourhood context
 - A master landscape plan
 - Coordination of urban design/streetscape elements, including fencing treatments and street tree planting
 - Architectural control design guidelines
 - Low impact development and sustainable design practices/guidelines
 - Justification for the proposed rear lotting on Regional Road 27
 - Design interface along streets;
- b) The Owner is required to provide a tree preservation study to the satisfaction of the City at the Scoped Block Plan / Draft Plan of Subdivision Application stage, should the Application be approved. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation;
- c) Tree compensation options, including but not limited to, a Tree Protection Agreement in accordance with the Vaughan Council enacted Tree By-law 052-2018 and the City's Tree Protection Protocol, will be reviewed by the City and TRCA at the Draft Plan of Subdivision stage, if the Application is approved;
- d) The Owner is required to prepare a detailed edge management plan study for the perimeter of the open space lands at the Block Plan / Draft Plan of Subdivision Application stage. The study shall include an inventory of all existing trees within an 8 m zone inside the staked edges, and areas where the open space edges are disturbed, assessment of significant trees to be preserved and proposed methods of edge management and/or remedial planting shall be included;

- e) Community entry/gateway feature enhancements shall be articulated with heritage-inspired streetscape elements (e.g. heritage-themed planting and built-form);
- f) The design concept for the new community should have regard for core features by providing an appropriate public interface and with sustainable community design;
- g) As a new development that respects and reinforces the existing character of the local area, consideration shall be made for a community design that celebrates the agricultural connection of the lands in terms of landscape architecture and in the selection of architectural material and landscape structures; and
- h) Low impact development and sustainable design components shall be delineated within the streetscape design elements.

The Urban Design, Cultural Heritage Department has no objection to the Application

The Subject Lands are not designated under the *Ontario Heritage Act*, are not included in the City of Vaughan Register of Property of Cultural Heritage Value, and are not noted as a property of interest to the Cultural Heritage Division, as per the City of Vaughan Heritage Inventory. Therefore, there are no cultural heritage concerns regarding the Subject Lands.

A Stage 1 - 2 Archaeological Assessment and clearance letter from the Ministry of Culture, Tourism and Sport was submitted and reviewed by the Urban Design, Cultural Heritage Department. The Subject Lands are clear of any further archaeological concern. Standard archaeological clauses will be included in the conditions of Draft Plan of Subdivision approval, should the Application be approved.

The Parks Development Department has no objection to the Application

The Owner has submitted a Community Services and Facilities Impact Brief ('CSFIB') using a 2.5 km radius study area ('CSFIB Study Area') from the centre of the Subject Lands and identifies whether additional services and facilities are required as a result of the Application.

In addition to parkland, there is an existing network of active transportation facilities within the CSFIB Study Area including on- and off-road cycling and multi-use recreational trails that connect the Subject Lands to existing and future parkland. The City has identified future trails adjacent to the Subject Lands (the Vaughan Super Trail) that will improve the existing trail network.

The Parks Development Department has no objection to the Application subject to the following comments:

- a) The Owner is required to complete a Parks and Open Space Master Plan during the Scoped Block Plan / Draft Plan of Subdivision stages for all proposed parks and open space trails within the Development Concept and the adjacent lands subject to Official Plan Amendment File OP.17.007. The Master Plan will identify the size, configuration and location of neighbourhood park and multi-use recreational trail facilities to ensure that the City's facility provision standards are consistent with the 2018 Active Together Master Plan ('ATMP');
- b) The Owner is required to prepare a trail feasibility plan that identifies the location of future City-wide and local trails within the Development Concept. The Pedestrian and Bicycle Master Plan identifies community multi-use recreational trails located to the south and east of the Subject Lands. Planned local trails shall connect to the proposed network and link to the Vaughan Super Trail, which is planned to run through an existing residential subdivision to the south of the Subject Lands. Any local pedestrian pathways will be reviewed in consideration of the Vaughan Super Trail Concept endorsed by Vaughan Council on April 2017, and the Pedestrian and Bicycle Master Plan 2007 and 2012 update; and
- c) The Owner shall build upon their CSFIB through the submission of a Community Services and Facilities Impact Study ('CSFIS') consistent with the City's CSFIS guidelines is required at the Scoped Block Plan / Draft Plan of Subdivision application stage.

The Toronto and Region Conservation Authority ('TRCA') has no objection to the Application

The Subject Lands are located within the Humber River watershed. There are several natural features and hazards on or adjacent to the Subject Lands, including but not limited to, the East Humber River valley corridor, tributaries of the East Humber River and the Main Humber River, provincially significant wetlands ('PSWs') forming part of the East Humber River Wetland Complex, regulatory storm flood plain, woodlands, and the regionally significant Humber River Valley Area of Natural and Scientific Interest ('ANSI'), and the East Humber River Environmentally Significant Area ('ESA'). The Development Concept is located on the western tableland portions of these sites outside of the natural features and hazards which comprise the larger Natural System.

The physical top of bank/dripline of vegetation was staked with TRCA staff on June 29, 2015 and August 9, 2016. The TRCA, on July 16, 2018 provided comments on the first submission of the Application. TRCA staff also attended meetings with City staff and the

Owner on October 31, 2018, and November 9, 2018, to discuss comments provided on the first submission of the Application.

On May 3, 2019, the TRCA provided further comments on the revised submission of the Application. Specific comments related to the Application identified on July 16, 2018, were addressed through the resubmission of the Application, while the TRCA advise that certain comments will be addressed as a part of the future Scoped Block Plan and Draft Plan of Subdivision processes.

The TRCA has advised that the Staked Limit shown on Attachment 3 is sufficient. The TRCA has no objection to the proposed 10 m VPZ to the valley and woodland features. Adjustments to the final development limits may occur in response to agency and departmental comments, including those provided by TRCA, prior to draft plan approval through the forthcoming Scoped Block Plan process. The TRCA has no objection to the Application.

The York Region District School Board ('YRDSB') will require a school site on the Subject Lands

The Application has been circulated to the York Region District and York Catholic District School Boards for review and comment. The YRDSB advises that a public elementary school site is required for the Subject Lands and shall be accommodated through this Application. The Development Concept includes a 2.51 ha development block for a proposed school, as shown on Attachments 2 and 3, to service the Development Concept and the proposed development to the north (File OP.17.007). The York Catholic District School Board ('YCDSB') has advised that they will be meeting with Trustees in the future to review potential school sites in the area, including the Subject Lands. The precise location of schools will be determined at the Scoped Block Plan / Draft Plan of Subdivision application stages.

The various utility companies have no objection to the Application

Alectra Utilities Corporation has no objection to the Application and advises that the Development Concept must meet the minimum clearances from their underground electrical distribution systems. It is the Owner's responsibility to contact Alectra and discuss all aspects of the Development Concept with respect to electrical supply, transformer locations, and temporary service requirements.

Enbridge Gas has no objection to the Application and has advised that it is the Owner's responsibility to contact Enbridge Gas with respect to the installation and clearance requirements for service and metering facilities.

Financial Impact

There are no requirements for new funding associated with this report.

Broader Regional Impacts/Considerations

The Subject Lands are located adjacent to Regional Road 27, an arterial road under the jurisdiction of York Region. YROP policies apply to the Subject Lands as discussed in the YROP section of this report.

York Region, on May 3, 2019, provided comments on the Application. Comments regarding YROP conformity, Greenbelt Plan transition, transportation, servicing, and requirements for future development applications, should the Application be approved, are identified throughout this report and in the York Region's comments shown on Attachment 8.

York Region has identified that the Application is a routine matter of local significance. In accordance with YROP policy 8.3.8, the Application does not adversely affect Regional planning policies or interests. Pursuant to York Region's Council authorization specified in York Region By-law A-0265-1999-017, the Application is exempt from approval by York Region Council. This allows the implementing Official Plan Amendment to come into effect following its adoption by the City of Vaughan and the expiration of the required appeal period, should the Application be approved.

The Owner is required to provide a 36 m wide right-of-way for the portion of Regional Road 27 adjacent to the Subject Lands. In addition, interconnections between properties or existing communities will be required to reduce the number of accesses on Regional roads, and will be identified at the Scoped Block Plan and Draft Plan of Subdivision Application stage.

York Region Environmental Services have provided preliminary comments on the Application, as shown on Attachment 8, with technical comments to be addressed at the Draft Plan of Subdivision Application stage, should the Application be approved.

York Region advise that the Development Concept for the Application will require water and wastewater servicing allocation from the City of Vaughan. If the City of Vaughan does not grant the Development Concept the required allocation from the Region's existing capacity assignments to date, then the Development Concept may require additional infrastructure based on conditions of future capacity assignment, and may include the following:

- 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.

The Subject Lands are located 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*. The Owner is required to satisfy all requirements for source water protection at the Draft Plan of Subdivision Application stage, should the Application be approved.

York Region has advised that detailed comments from York Region Transit/Viva will be provided as part of the Draft Plan of Subdivision Application stage, should the Application be approved.

Conclusion

The Development Planning Department has reviewed Official Plan Amendment File OP.17.008 in consideration of the PPS, Growth Plan, Greenbelt Plan, York Region and City Official Plan policies, the comments received from City Departments, external public agencies, the public, and the surrounding area context.

The Development Planning Department is of the opinion that the Application is consistent with the Provincial Policy Statement, 2014, conforms to the Growth Plan for the Greater Golden Horseshoe, 2019, and is consistent with the existing use and transition policies of the Greenbelt Plan. The Application conforms to the YROP and meets the “Community Area” policies of VOP 2010.

The Development Planning Department recommends that the Application be approved, subject to the Recommendations in this report.

For more information, please contact: Mark Antoine, Senior Planner, Development Planning Department, Extension 8212

Attachments

1. Context and Location Map
2. Proposed Land Use - File OP.17.008
3. Development Concept Plan
4. VOP 2010 Schedule 1 - Urban Structure
5. VOP 2010 Schedule 13 - Land Use
6. OPA 601 (Kleinburg-Nashville Community Plan) - Schedule 'A' Land Use
7. Written Submissions
8. York Region Comments

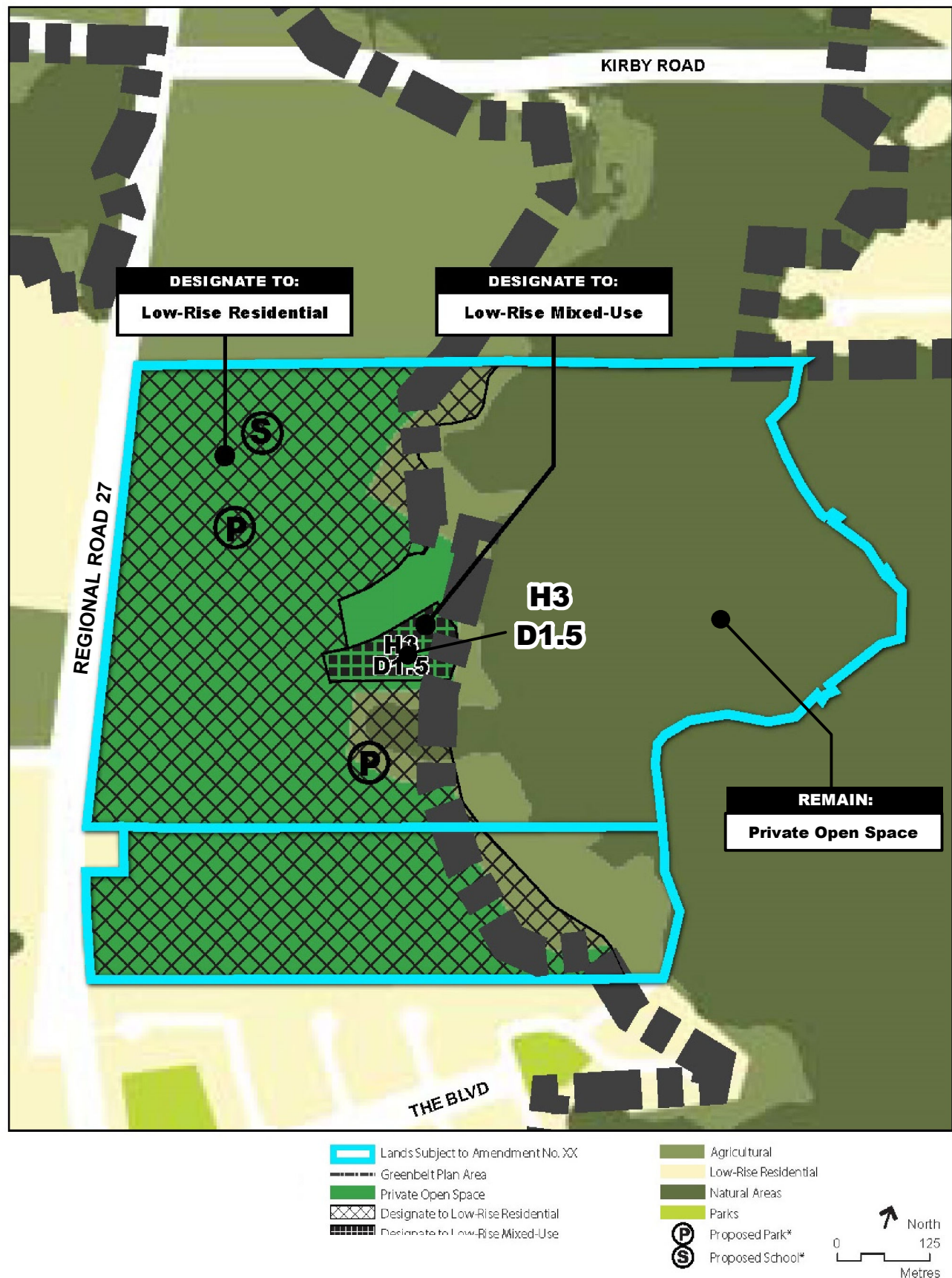
Prepared by

Mark Antoine, Senior Planner, ext. 8212

Carmela Marrelli, Senior Manager of Development Planning, ext. 8791

Mauro Peverini, Director of Development Planning, ext. 8407

/LG



Proposed Land Use - File OP.17.008

Location: Part of Lots 28 & 29, Concession 8

Applicant: East Kleinburg Developments Inc. /
1045501 Ontario Limited

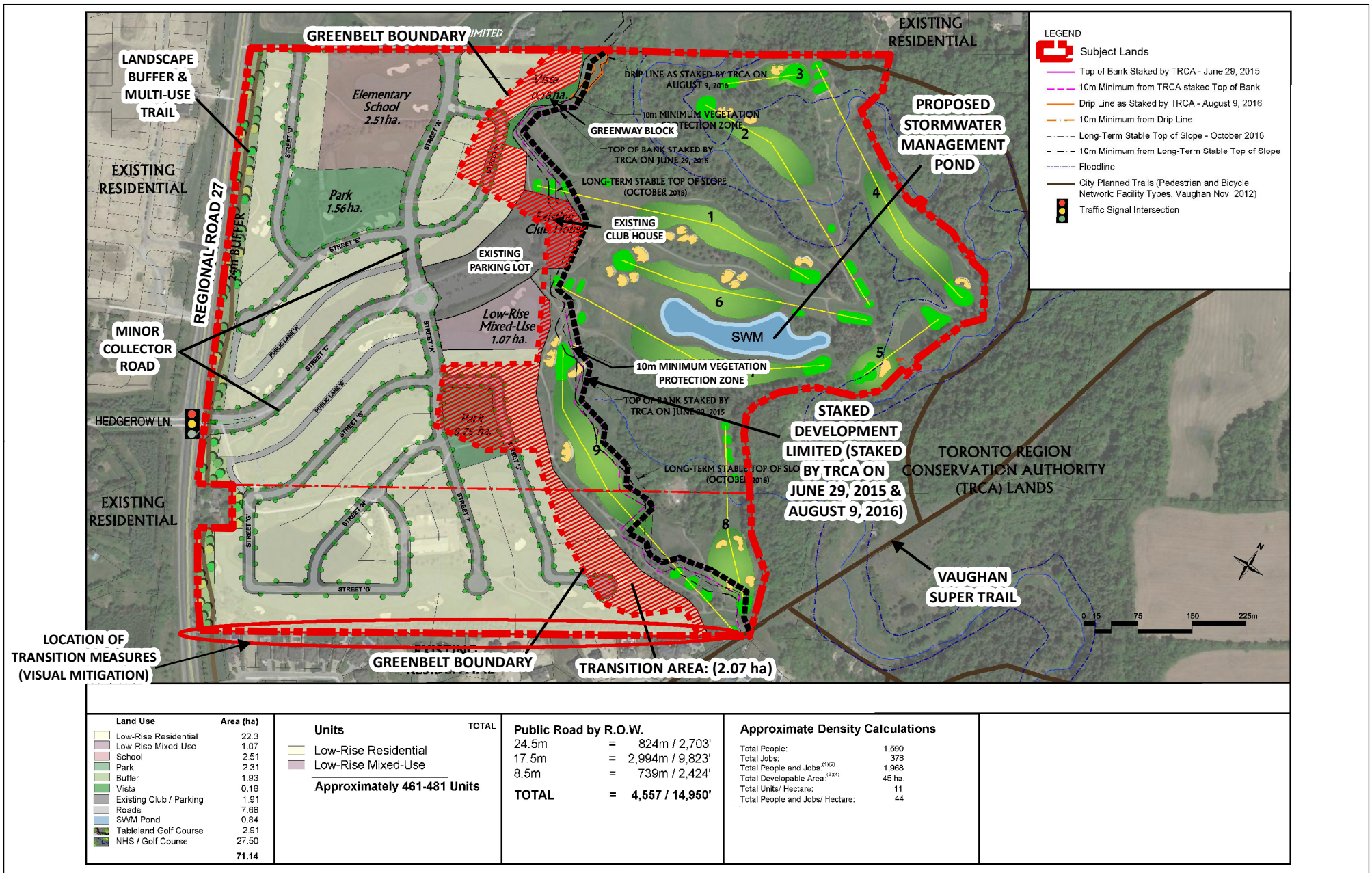


Attachment

FILE:
OP.17.008

DATE:
June 4, 2019

2



Development Concept Plan

LOCATION:
Part of Lots 28 & 29, Concession 8

APPLICANT: East Kleinburg Developments Inc. /
1045501 Ontario Limited

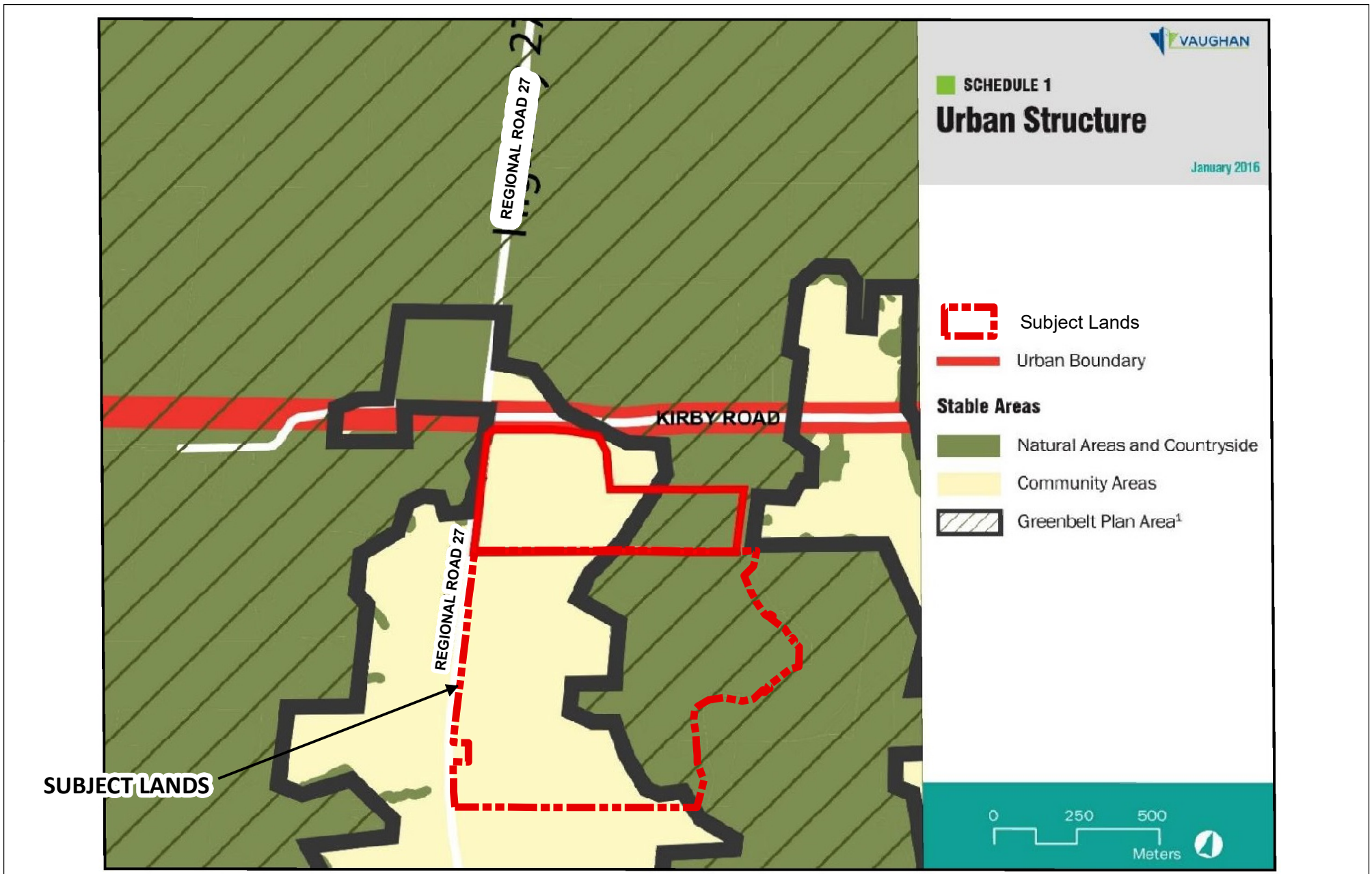


Attachment

FILE:
OP.17.008

DATE:
June 4, 2019

3



VOP 2010 Schedule 1 - Urban Structure

LOCATION:
Part of Lots 28 & 29, Concession 8

APPLICANT: East Kleinburg Developments Inc. /
1045501 Ontario Limited

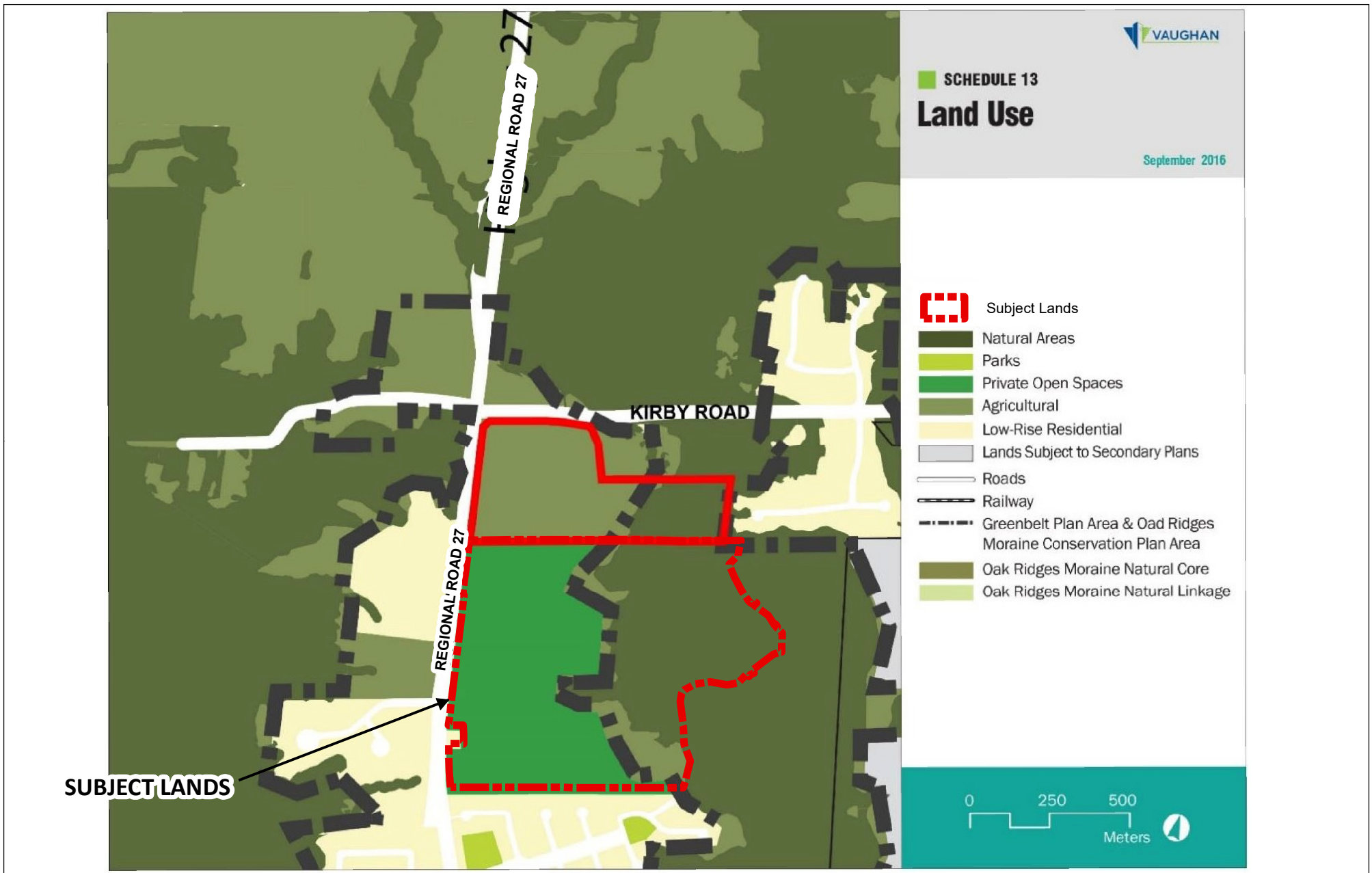


Attachment

FILE:
OP.17.008

DATE:
June 4, 2019

4



VOP 2010 Schedule 13 - Land Use

LOCATION:
Part of Lots 28 & 29, Concession 8

APPLICANT: East Kleinburg Developments Inc. /
1045501 Ontario Limited



Attachment

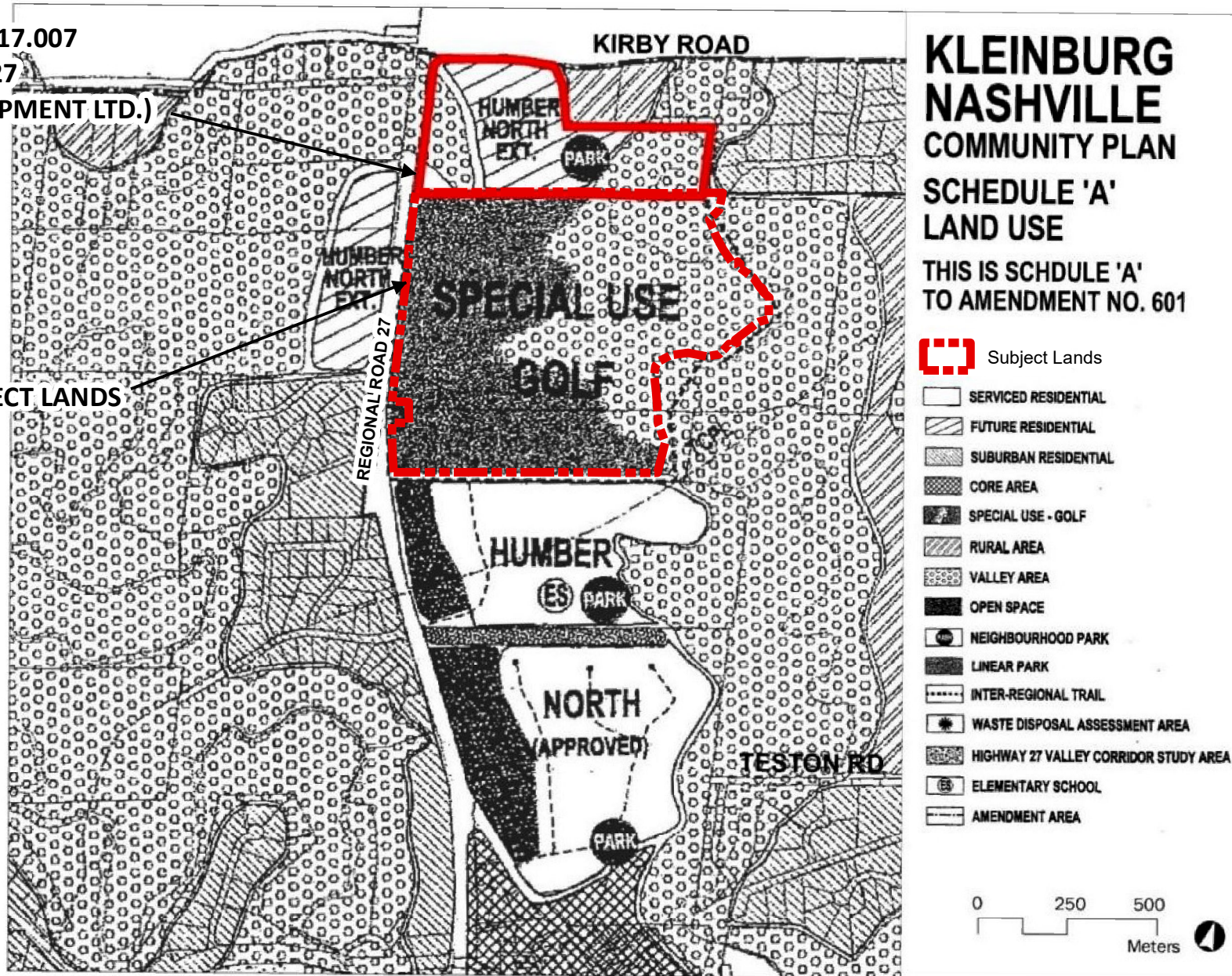
FILE:
OP.17.008

DATE:
June 4, 2019

5

FILE OP.17.007
(KIRBY 27)
DEVELOPMENT LTD.)

SUBJECT LANDS



OPA 601 (Kleinburg - Nashville Community Plan) - Schedule 'A' Land Use

LOCATION:
Part of Lots 28 & 29, Concession 8

APPLICANT: East Kleinburg Developments Inc. /
1045501 Ontario Limited

Document Path: N:\GIS_Archive\Attachments\OP\OP.17.008\OP.17.008_OPA601.mxd



Attachment

FILE:
OP.17.008

DATE:
June 4, 2019

6

DI POCE Management Limited

February 5, 2019

Mark Antoine, Senior Planner
Development Planning
City of Vaughan
2141 Major Mackenzie Drive,
Vaughan, ON L6A 1T1

Dear Mr. Antoine:

**RE: PROPOSED OFFICIAL PLAN AMENDMENT
11063 AND 11191 REGIONAL ROAD 27, CITY OF VAUGHAN
EAST KLEINBURG DEVELOPMENTS INC. / 1045501 ONTARIO LIMITED
CITY FILE NO. OP.17.008**

We are writing to express our concerns and opposition to the proposed "Mid-Rise Mixed Use" designation contemplated on the subject lands through the above noted Official Plan Amendment in the City of Vaughan. It is our opinion that the proposed Official Plan Amendment to develop a portion of the site for Mid-Rise Mixed Use density is not compatible with the surrounding existing and proposed low-rise residential uses for the following reasons:

- The Official Plan Amendment Opinion Report" dated April 2017 and the addendum letter dated December 5, 2018, does not adequately demonstrate or justify the appropriateness and compatibility of the proposed Mid-Rise Mixed Use density (12 storey height limit) relative existing and planned to Low-Rise residential uses the in the surrounding area.
- While we recognize that detailed design will follow through the future Zoning By-law Amendment / "Scoped Block Plan" and Site Plan Applications, the proposed OPA will establish the principal of land use without sufficient consideration addressing aspects such as built form, height, massing, shadow impacts and transition to lower density residential dwellings within the context of the surrounding existing and planned communities.
- Further analysis of maximum building heights should be undertaken and the inclusion of policies related to the protection of the existing and planned lower density residential communities should be established in the OPA and/ or in Site Specific Area Policies.
- There seem to be inconsistencies between the information provided. For example, the April 2017 report notes that the mixed use block will contain residential and commercial uses between 6 to 8 storeys in height, however, the proposed OPA and concept sketch dated December 2018 identifies this parcel of land to allow a maximum height of 12 storeys with no holding provisions.

DI POCE Management Limited

In summary, we object to the proposed "Mid-Rise Mixed Use" designation contemplated on the subject lands given its appropriateness and compatibility have not been adequately assessed and reviewed in context of the surrounding low rise residential communities, and we feel that this does not represent good planning.

We further request to be notified of any future public meetings and / or Planning Committee / Council meetings on this application, and copies of any amendment documents prior to adoption by Planning Committee / Council.

If you have any questions, please do not hesitate to call.

Yours truly,



John Di Poce

Attachment 7b

PUBLIC HEARING
COMMUNICATION

C1

Date: Feb 5/19 ITEM NO. 122

January 30, 2019

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

Attention: Mark Antoine, Senior Planner OR

To Whom it may Concern

Hello:

My name is Constantine Afentakis. I received your letter about

Property 11363 Regional Road 27
File # OP.17.007 and

Property 11063 and 11197 Regional Road 27
File # OP.17.008

Basically you are proposing a meeting to tell me (us) about your plans to destroy another section of this beautiful land!

We all know that this is a done deal, all you are trying to do with your letter and your meetings is to throw dust in our eyes, and tell us how beautiful this is going to be for us!

Since you are giving me the opportunity to reply, here are my thoughts.

This part of our earth you plan to destroy by covering it with cement will never see the daylight. A land that produces local food for us, birds, flowers, butterflies, find home here, trees that produce oxygen, a land full of life is going to live in darkness for millions of years. In my opinion, it is the funeral of this land.

Did it ever occur to you, Mr. Developer, and you politicians?? that the ground is the lungs of the earth? What will happen if you keep covering it with cement and put weight on it (so fast) every single day? How long will it last before it explodes? And all this for what? For Mr. Developers to put more money into your big pockets, well, more property taxes so you can spend it unwisely as usual. It is sad, really sad. Politicians, what politicians, a joke!: As Plato said, "If you never enter politics in your life you will be always governed by people worse than yourself."

All about money!

Listen to ABBA's song sometime!

Please explain to me what "Entering the Green Belt" means?? How big is the Green Belt, and why do you call it "Green Belt"? Is it supposed to be protected?? From construction?

Since your mind has been made up already and nothing will stop you, what remains only are some questions by me, a concerned citizen that loves nature in our neighbourhood so I can say at least I did something about it.

Questions

1. Which road is going to carry this heavy traffic? A very tired, poor, old, exhausted, sad looking, already busy Hwy 27? One lane highway? What a joke! I demand an answer whether a study was conducted on this issue.
2. Was an environmental study done? Did you notice there is a river nearby? Take a walk and look at all the garbage people are throwing near the bridge. Did you consider of this river being flooded if the water has no place to go? With all your cement where are you going to put it? I demand an answer if an environmental study has been done?

In conclusion, this is what you will be doing:

1. Kill a beautiful part of our earth
2. Increase traffic so driving to work will be a nightmare (already is).
3. Increase pollution
4. Increase noise
5. Upset people that live around this area for a long time and love it
6. Collect a lot of property taxes money
7. Fill Mr. Developers' big pockets with more cash.

Mr. Developers, do something different. You are already multimillionaires. Buy a section of earth and protect it, let it be, give it as a gift to our earth, but to do that you must love this earth and have a vision. Imagine for a minute, if you do that the happiness you will feel deep inside your heart.

As the late Hawking said, "We are in danger of destroying ourselves by our greed and stupidity. We cannot remain looking inwards at ourselves on a small and increasingly polluted area of our overcrowded planet."

Mr. Developers and politicians put your signature on this deal.
"I participated in destroying (killing) this beautiful part of our earth."

Shame, shame, shame.

C. Afentakis
[REDACTED] Kirby Road
Kleinburg, ON

Attachment 7c

Subject:

FILE OP.17.007 AND OP.17.008 - HEARING SUBMISSIONS

**PUBLIC HEARING
COMMUNICATION**

C2

Date: Feb 5/19 ITEM NO. 142

From: Robert Lenz [REDACTED]

Sent: February-04-19 8:57 AM

To: DevelopmentPlanning@vaughan.ca

Cc: [REDACTED]

Subject: FILE OP.17.007 AND OP.17.008 - HEARING SUBMISSIONS

Good day, please find a list of requests and comments from property owners at [REDACTED] Kirby Road regarding the development applications OP.17.007 and OP.17.008, Kirby 27 Developments Limited and East Kleinburg Developments Inc./1045501 Ontario Inc for councils consideration at the upcoming Committee of the Whole (Public Hearing) February 5, 2019.

1. Elimination of Street "B" intersection at north end of property with Kirby Road. With regards to safety, location is very poor for this intersection to be placed here and will cause vehicular accidents in the future as the road is crested by a blind hill to the west and a blind curve approaching from a lower elevation to the east. Cars entering and exiting will not have sufficient sight line and time to negotiate oncoming traffic. Also, traffic congestion on Kirby is already unacceptable at rush hour times, this road can not handle additional traffic traveling on it.
2. Property at [REDACTED] Kirby Road be allowed at the developers expense and property owners approval, noise, barrier and light intrusion prevention measures to safeguard the existing property if an intersection is allowed at Street "B" and Kirby Road. Possible items could include as additions to the property noise solutions through increased vegetation, fencing, headlamp absorption alternatives so head lamps from vehicles are not shining onto the property, traffic control to stop cars that may drive straight through the intersection.
3. Developer to safeguard and guarantee the continued, satisfactory and uninterrupted use of well water supply to all adjacent properties.
4. Creation of a buffer zone along north end of property adjacent to Kirby Road to allow proper accommodation of City Planned Trails (Pedestrian and Bicycle Network: Facility Types, Vaughan Nov. 2012) as is allowed for along west side of the property adjacent to Highway No. 27.
5. All new residences to be fully detached in keeping with the current area style.
6. Street "A" at Highway No. 27 should be controlled by signals for safety.
7. Pedestrian walkways leading from inside the new neighbourhood to access the trail around the development in the buffer zone.

Sincerely,

Robert Lenz and Family

[REDACTED] Kirby Road

Brutto Consulting

999 Edgeley Blvd - Unit 6
Vaughan, ON, L4K 5Z1

(416) 453-6197

Email: cbritto@bruttoconsulting.ca

February 5th, 2019

Mr. Jason Schmidt-Shoukri
Deputy City Manager, Planning and Growth Management
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Re: 11363 & 11063/11191 Highway 27, City of Vaughan
File No. OP.17.007 and OP.17.008

Dear Mr. Schmidt-Shoukri:

We are the Planning Consultants for Humberplex Developments Inc. who are owners of property to the immediate south of the subject applications.

We have had an opportunity to review the materials that were available via the City's website. This letter outlines our questions and concerns arising from our review to date of the applications that are before the Committee of the Whole Public Hearing of February 5th 2019. We will be providing further input as the approval process continues. Our comments are noted below and do not appear in any particular order but we have outlined our concern with the Transitional Policies of the Greenbelt Plan first in this submission.

1. The applicant has gone to great lengths to justify why the lands which are partially within the Greenbelt Plan enjoy transitional status under the Plan. The proponent indicates that OPA 601 was in place prior to the approval of the Greenbelt Plan (December 16, 2014).

In such cases the proponent advises that the lands are not required to conform to the Greenbelt Plan. The key reference in the Greenbelt plan is Section 5.2.1. Careful consideration needs to be applied to the interpretation of Section 5.2.1. The heading of this section reads "Decisions on Applications Related to Previous Site-Specific Approvals".

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.

There has been a liberal use of the transitional provisions in the Greenbelt Plan which requires a more rigorous review by staff.

2. Comment Number 1 leads to some misgivings about the future status of environmental features on the properties. The proposal stretches the interpretation of the need to conform to the Greenbelt Plan to the benefit of the applicant for development purposes rather than embracing an environment first approach to development.

This misgiving is heightened by the proponent's request to maintain the valley lands associated with the Humber River Valley with OP.17.007 in private ownership. It begs the question; what entity is best suited to be the stewards of environmental protection on these two sites? It is noteworthy to observe that there are already a significant number of golf holes within the Humber River Valley associated with the Golf Course.

Is the retention of the easterly lands within the OP.17.007 intended to keep open the possibility that additional golf associated uses are intended for that land? We ask Council and the TRCA to subject this request to a further and fulsome review. Is it not the policy of the City and the TRCA to maintain environmental lands in the public trust?

3. We note that a considerable amount of technical work has been undertaken on the subject applications. There appears to be a distinct lack of communication about the whole process. There has been no formal outreach to our Client and others in the neighbourhood that are most affected by this proposal; that is, the Boulevard neighbourhood to the immediate south of the subject applications.

This development is a major departure from the existing development on site. Particularly in respect of the golf course lands. There was no indication in OPA 601 or VOP 2010 that the tableland portions of the golf course would be considered for such dense residential development. Section 9.2.2.17 clearly provides; inter alia, that:

"a. Private open Spaces shall consist of cemeteries and golf courses, which shall contribute to the overall open space network, and the former Keele Valley Landfill and form Township of Vaughan Landfill Sites."

Property owners along the southerly boundary of the proposal have very serious concerns in respect of the subject development proposal, having relied on VOP 2010 and OPA 601 as important and valid planning documents directing land use in Kleinburg-Nashville as part of their due diligence undertakings. There is a need for clarity and certainty in respect of the interpretation of the Greenbelt Plan transitional policies.

4. While the applicant relies considerably on OPA 601 in their interpretation of Greenbelt Plan transitional status, the applicant fails to adhere to the basic land use tenants of OPA 601. OPA 601 envisaged future residential development of the lands associated with OP.17.008. It is clear from OPA 601 that there would be modest residential growth on those lands.

The application that is before Committee cannot be described as modest. In fact, quite the opposite when a request is being made for a midrise building on the golf course lands. It is apparent that the

applicant is cherry picking policies in OPA 601 to its apparent advantage in recusing these lands from the Greenbelt Plan while proposing significant residential development which OPA 601 advised would be modest - thereby ignoring this policy direction.

5. It is noteworthy to point out that OPA 601 envisaged limited residential development within the area of the current golf course and that this type of development should not detract from the major use of the site as a golf course. OPA 601 is clear. Residential uses should be ancillary to the golf course.

The proponent's Planning Justification Report for OP.17.008 omits critical language from OPA 601. The consultants planning report states at page 49 that the subject site was identified for Special Use-Golf with permissions for residential uses (the word *limited* not included in planners' statement). As noted above, the policy speaks to "limited" residential development. This begs the question of the validity of the Planning Justification Reports as it pertains to this item and the use of OPA 601 to justify the transitional status relative to the Greenbelt Plan. We ask staff to carefully consider all matters pertaining the transitional status and the use of OPA 601 for the sole purpose of justifying significant residential density on site.

6. It is highly noteworthy to advise that OPA 601 makes its way into the very Official Plan Amendments that the proponent seeks to have approved. References to OPA 601 within the proposed amendment speak to not only Greenbelt transitional status but also indicates as follows "The development proposal meets the general intent of the Special Use-Golf and Valley Area land use provisions of OPA 601". This statement requires rigorous scrutiny. A major residential development was not envisaged on the subject lands in OPA 601 or VOP 2010. We do not agree that the proposal meets the general intent of OPA 601 as it relates to the subject applications.
7. This leads us to the adoption of VOP 2010. The City Official Plan 2010 is consistent with OPA 601. It designates the property, Schedule 13, as Private Open Space in respect of its development as a golf course. If there was an intent to redevelop the golf course for the type of intensive residential uses currently proposed, it ought to have been reviewed as such during the processing of the VOP 2010. This was not the case. That would have been the ideal time as the VOP 2010 underwent a City-wide comprehensive review.

The proposal that is before the Committee should be subject to a municipal wide review given the scale of the proposed development and the major departures from the current designation. The City is being asked, without a comprehensive city-wide review, to approve two Official Plan Amendments that would result in revisions to:

Schedule 1 Urban Structure,
Schedule 2 Natural Heritage Network,
Schedule 3 ESAs and ANSIs,
Schedule 13 Land Use,
Schedule 14 c Areas Subject to Site Specific Plans (Volume 2 of VOP 2010).

8. VOP 2010 underwent a vigorous municipal wide review and was subject of many public consultations and reports that came before Council. As part of the VOP 2010 planning exercise the City was required to identify areas of Intensification to satisfy Provincial intensification targets. *The area of Kleinberg-Nashville is not identified as an area of intensification.*

Intensification areas are noted as:

**Vaughan Metropolitan Area,
Regional Intensification Corridors like Highway 7 and Yonge Street,
Primary Centers,
Primary Intensification Corridors such as Jane Street and Major Mackenzie Drive,
Key Development Areas which are Intensification Corridors that link and complement planning
for Primary and Local Centers and Local Centers.**

We ask that careful consideration be undertaken in respect of the City intensification policies as it relates to the subject sites. The land use designation contained in VOP 2010 for the golf course was considered to be appropriate for the use existing on site.

9. The amendments that are being sought would permit golf course uses into the Natural Area according to the planning reports prepared by the applicant. Golf course uses could include clubhouse facilities, maintenance buildings and driving ranges. The applicant advises simply that the expansion or relocation of the clubhouse further into the "Natural Areas" *is not contemplated*. This is no guarantee that it would not happen as the applicant will continue to rely on the Greenbelt transition policies if its transition policy interpretation were to prevail.
10. VOP 2010 provides that should a Private Open Space (golf course included) cease to exist, appropriate alternate land use shall be determined through an Official Plan Amendment process and be subject to an area specific study.

In reviewing the documents that have been posted on the website, we see no evidence of an area specific study being undertaken. The City is being asked to process two proposed Official Plan amendments without the benefit of an area specific study. That study should involve the entire community of Kleinburg-Nashville.

Also, the proponent is seeking to undertake a Scoped Block Plan subsequent to the approval of the proposed Official Plan Amendment. We believe that this planning process is flawed. Approving the proposed Official Plan Amendment(s) first invalidates the Scoped Block Plan process which would follow. A scoped Block Plan is contemplated and there is no valid reason for scoping the process.

It is noteworthy to advise that these applications can be deemed to be Major Development in light of the area in which the development is contemplated. The development of these lands will have far reaching implications on the community as a whole. It is far too simplistic to scope the Block Plan without proper regard for implications on the wider community. The scoped Block Plan process is fundamentally flawed from the perspective of proper community planning.

11. In reviewing the proposed Official Plan Amendments, we note that they will not be finally determinative of the ultimate density or built form on the subject properties. If the proposed Official Plan Amendments are approved as currently constituted, there is no clear mechanism for controlling the number, type and location of units that could be built on this site.

The Concept Plans that are included in the Planning Justification Reports do not and will not form part of the Official Plan Amendments. The Scoped Block Plan is not a *Planning Act* mandated process. The next *Planning Act* mandated process will be the Plans of Subdivision and Rezoning's. There is no control on the number of units if the plans of subdivision are consistent with the Land Use Schedules that form part of the Official Plan Amendment.

The majority of the subject properties are proposed to be designated as Low-Rise Residential. This designation permits Detached Houses, Semi-Detached Houses, Townhouses and Public and Private Institutional Buildings. In the event that these Official Plan Amendments are approved as they are currently constituted each of these built forms will be permitted anywhere on the respective sites. As indicated, the Concept Plan does not form part of the Official Plan Amendment.

There is a great deal of uncertainty as to the type of units, number of units or the location of where each of the built forms will be situated. This is being deferred to the Plan of Subdivision and Zoning stages. Regarding the Mid-Rise Mixed Use proposed designation. There is a great deal of uncertainty as to what could be built in that location and what impacts it may have on the community and whether this is the appropriate location for this type of intensification.

The Planning Consultant indicates in letters to the City dated December 5th 2018, as it relates to Population and Density the following:

The development, including the golf course, will have an estimated population of 1,500 people, 360 jobs and will achieve a density of approximately 10 units per hectare and approximately 41 residents and jobs per hectare. The population and density for the proposed development may change through the planning process as layout, unit type and yield are determined in conformity with the VOP 2010 and this Official Plan Amendment (OPA)

In our opinion, the applications as currently constituted are premature. The process has been non-inclusive as it pertains to the most affected residents to the south of the golf course. There are significant implications to the environment resulting from inconsistent applications of the Greenbelt Plan.

There is a request to maintain in private ownership the lands associated with the Humber River Valley which is not consistent with the typical process whereby these lands are deeded to a public entity. Stewardship of natural environmental lands should rest with a public authority. There is a clear direction in the proposal that any golf course related uses could be located within the natural environmental area. There exists only a notation in the proponents Planning Justification Report that advises that at this time no further golf course related development is contemplated in the natural environmental area. This provides no assurance that golf course related uses will not be placed in the natural environmental area. Full protection of the natural environmental area is a mainstay of VOP 2010.

There is a lack of clarity in the density and location of unit types built into the proposed Official Plan Amendments. The impacts of approving the Official Plan Amendments as currently constituted will only be determined at the stage of the Plans of Subdivision and Rezoning. It is conceivable that the ultimate plans of subdivision could propose many more residential units than are currently illustrated as the plans are conceptual in nature.

In closing, there are many concerns that arise from the two Official Plan Amendment applications that are before this Committee. First and foremost is the proper interpretation of the Greenbelt Plan transitional policies. Vaughan is understood to be a City where plans are well vetted and expressed to the Public in a comprehensive fashion. These applications raise many questions and concerns that should be addressed by City Planners and other experts that are reviewing the reports and plans. There is a common theme in the reports that is disturbing as it relates to certainty in protecting the natural environment area which is a vested right for all of the residents of Vaughan.

On behalf of our Client we would like to ensure that this communication forms part of the record for this Public Meeting. We respectfully ask to receive directly any correspondence of decisions of Council arising from these two applications. We would invite and appreciate an opportunity to meet with City staff, the TRCA and the Province as well as the Proponent at any mutually convenient time.

Yours truly,



Claudio P. Brutto, MCIP, RPP
President
Brutto Consulting

cc. Mark Antoine (Mark.Antoine@vaughan.ca), Senior Project Planner, City of Vaughan

cc. Humberplex Developments Inc., Client

cc. Gerard C. Borean, J.D. (gborean@parenteborean.com), Client Solicitor

Presentation to Committee of the Whole Public Hearing

February 5th, 2019

Brutto Consulting on behalf of Humberplex Developments Inc.

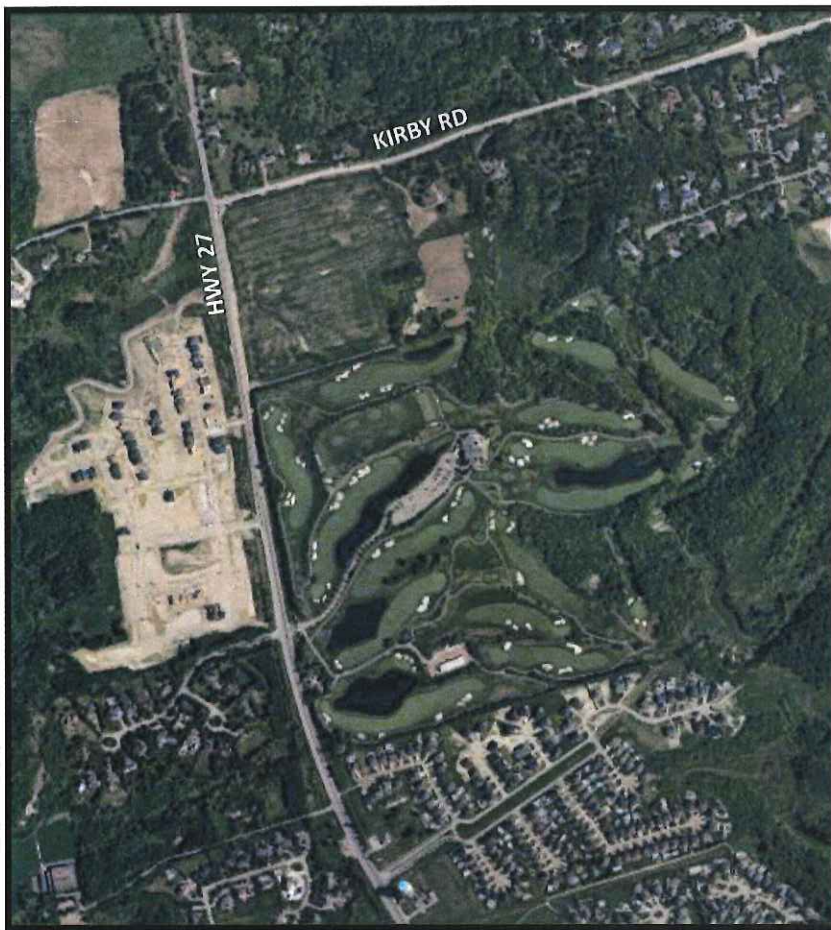
11363 & 11063/11191

Highway 27, City of Vaughan

File No. OP.17.007 and OP.17.008



Major Development for Kleinburg-Nashville



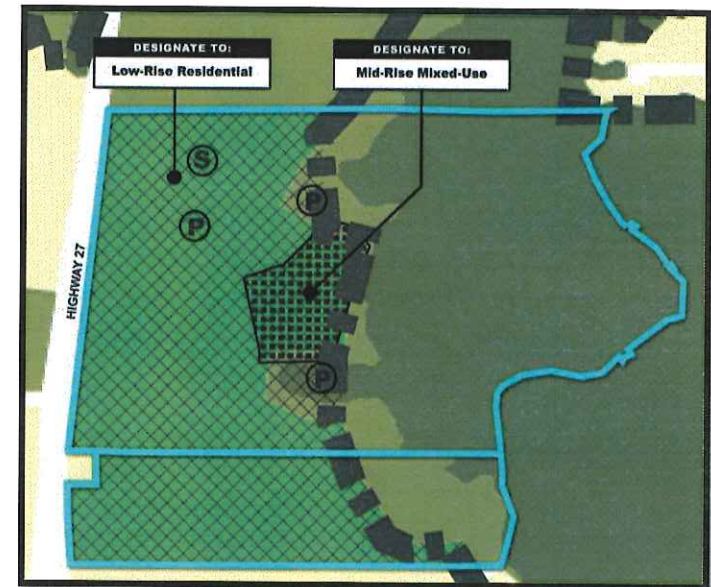
BEFORE



AFTER

OP Schedule Amendments

- The City is being asked to approve two Official Plan Amendments that would result in revisions to:
 - 1) Schedule 1 - Urban Structure
 - 2) Schedule 2 - Natural Heritage Network
 - 3) Schedule 3 - Environmentally Sensitive Areas (ESAs) and Areas of Natural Scientific Interest (ANSIs)
 - 4) Schedule 9 - Future Transportation Network
 - 5) Schedule 13 - Land Use
 - 6) Schedule 14c - Areas Subject to Site Specific Plans



Greenbelt (2017) Transition Policies

5.2.1 Decisions on Applications Related to Previous Site-Specific Approvals

Where an official plan was amended prior to December 16, 2004 to specifically designate land use(s), this approval may continue to be recognized through the conformity exercise addressed in section 5.3 and any further applications required under the *Planning Act* or the *Condominium Act, 1998* to implement the official plan approval are not required to conform with this Plan.

Where a zoning by-law was amended prior to December 16, 2004 to specifically permit land use(s), this approval may continue to be recognized through the conformity exercise described in section 5.3, and any further applications required under the *Planning Act* or the *Condominium Act, 1998* to implement the use permitted by the zoning by-law are not required to conform with this Plan.

Applications to further amend the site-specific official plan or zoning by-law permissions referred to above for uses similar to or more in conformity with the provision of this Plan are also permitted. All such applications should, where possible, seek to achieve or improve conformity with this Plan.

THIS IS SCHEDULE 'A' TO AMENDMENT NO. 601

ADOPTED THE ____ DAY OF ____, 2001

SIGNING OFFICERS

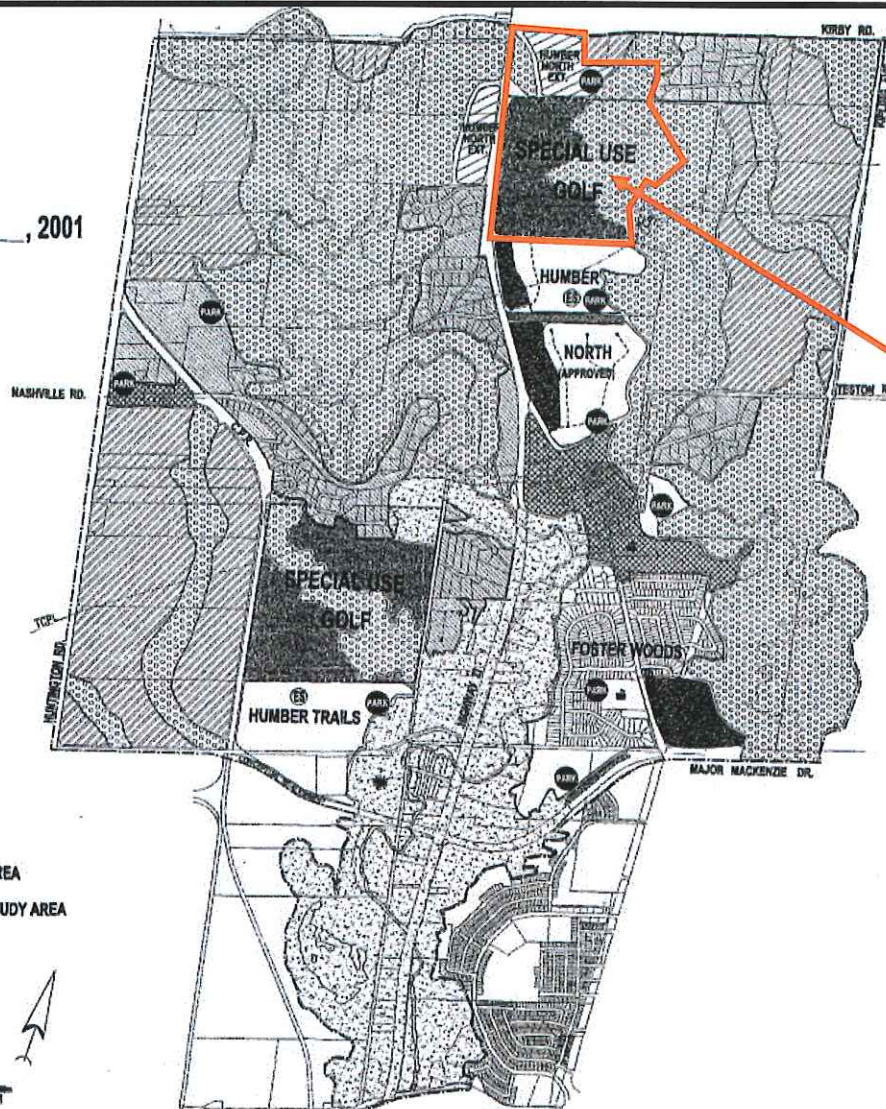
MAYOR

CLERK

LEGEND

-  SERVICED RESIDENTIAL
-  FUTURE RESIDENTIAL
-  SUBURBAN RESIDENTIAL
-  CORE AREA
-  SPECIAL USE - GOLF
-  RURAL AREA
-  VALLEY AREA
-  OPEN SPACE
-  NEIGHBOURHOOD PARK
-  LINEAR PARK
-  INTER-REGIONAL TRAIL
-  WASTE DISPOSAL ASSESSMENT AREA
-  HIGHWAY 27 VALLEY CORRIDOR STUDY AREA
-  ELEMENTARY SCHOOL
-  AMENDMENT AREA

SCALE



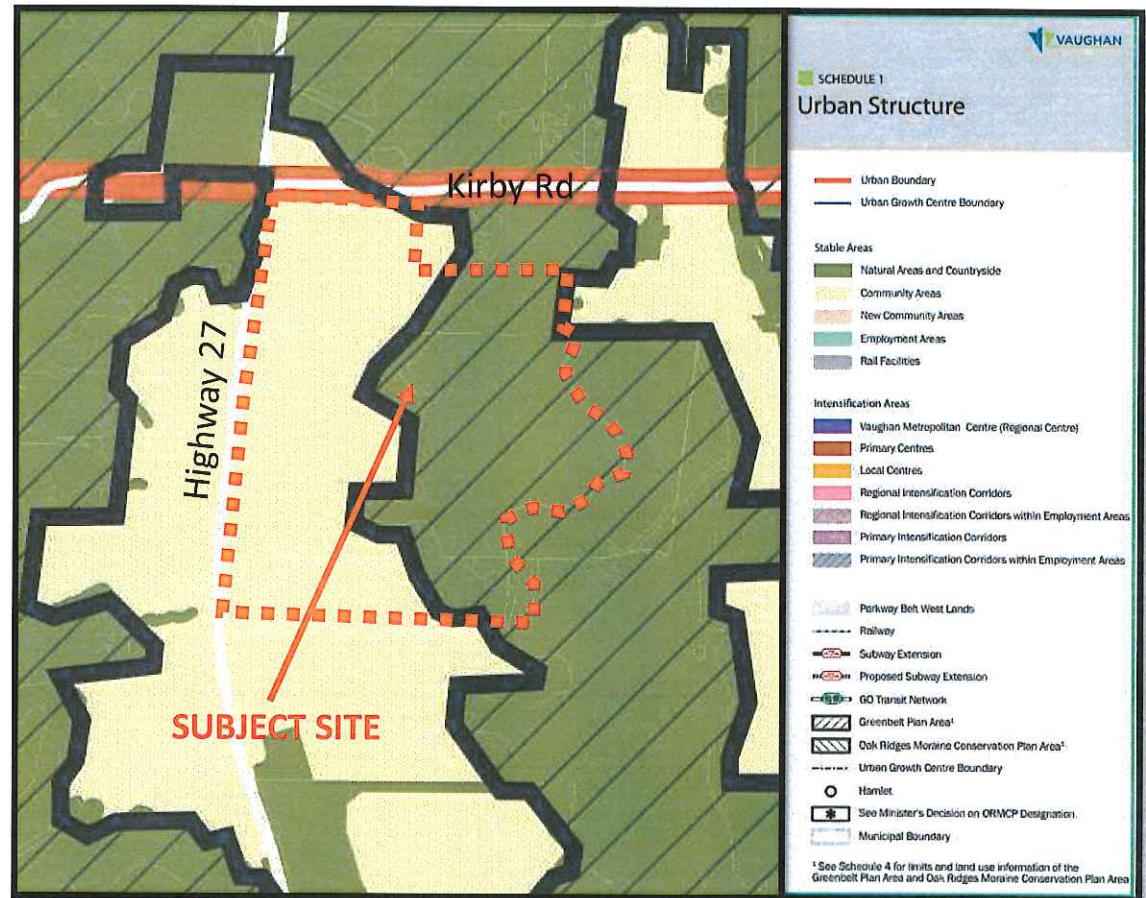
KLEINBURG NASHVILLE COMMUNITY PLAN

SCHEDULE 'A' LAND USE

SUBJECT SITE

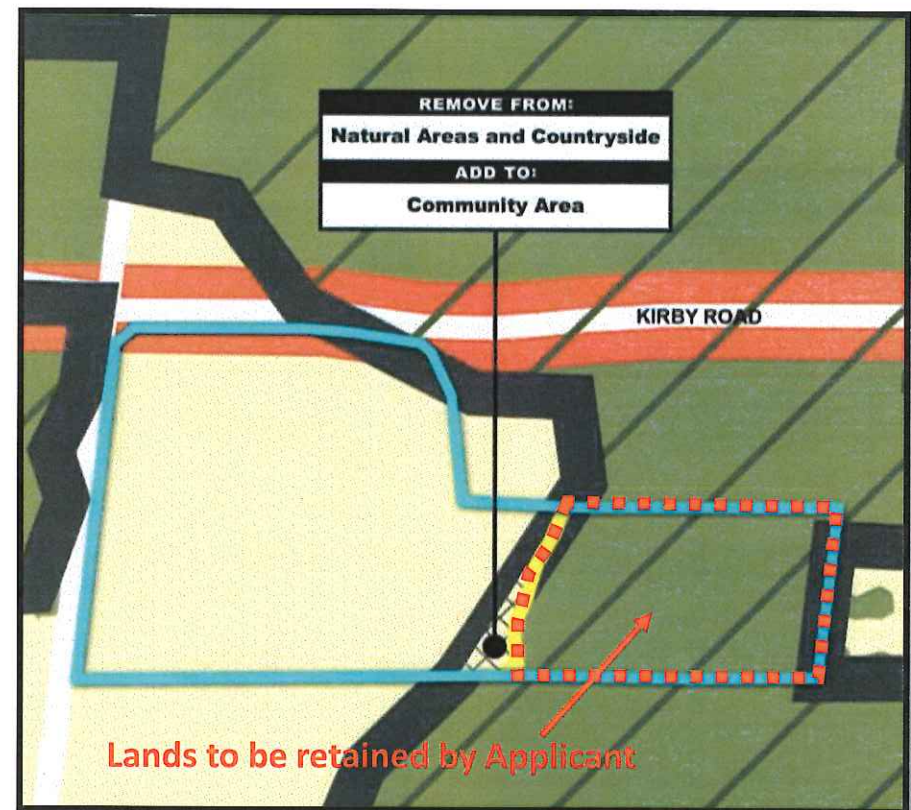
Intensification Areas of VOP (2010)

- The Subject Properties are not within the “Intensification Areas” of the VOP (2010).
- Kleinburg-Nashville is not identified as an Intensification Area.
- The VOP 2010 notes the following Intensification Areas:
 - Vaughan Metropolitan Centre;
 - Regional Intensification Corridors like Highway 7 and Yonge Street;
 - Primary Centers;
 - Primary Intensification Corridors such as Jane Street and Major Mackenzie Drive;
 - Key Development Areas which are Intensification Corridors that link and complement planning for Primary and Local Centers and Local Centers.
- The properties are considered “**Stable Areas**” and are designated “**Natural Areas and Countryside**” and “**Community Areas**” under Schedule 1 – Urban Structure of the VOP (2010).



Retaining Valley lands in Private Ownership (OP.17.007)

- As part of OP. 17.007 the applicant is proposing to retain the eastern part of the site generally associated with the Humber River Valley consisting of approximately 16 acres.
- It is general policy that environmental lands be transferred to a public body, either the City or the Toronto Region Conservation Authority (TRCA).
- The eastern portion of the of the Subject Lands designated “Natural Areas and Countryside” are proposed to be retained by the applicant.
- It is unclear to what the intent is in keeping this portion of the lands.



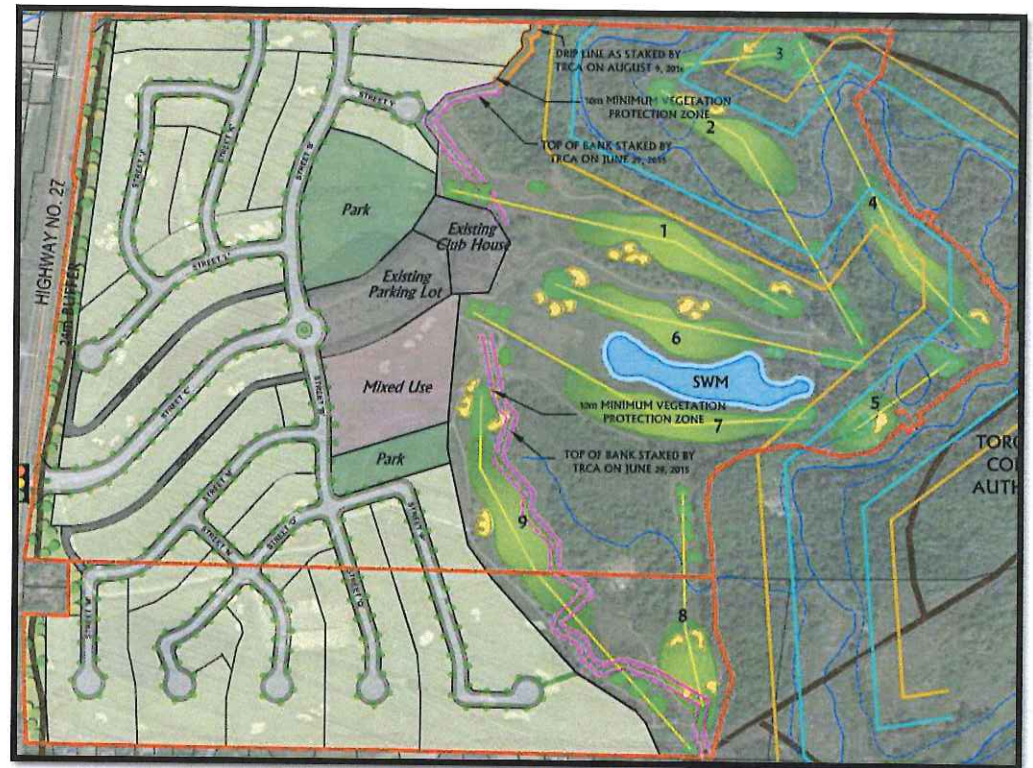
Community Outreach

- There has been **no formal outreach** to the immediate local community to the south that we are aware of, yet a considerable amount of technical work has been undertaken on the subject applications.
- This development is a major departure from the existing development on site. Particularly in respect of the golf course lands.
- There was no indication in OP 601 or VOP (2010) that the tableland portions of the golf course would be considered for such dense residential development.
- The development of these lands will have far reaching implications on the community as a whole.



Golf Course Uses in Natural Area

- The applicant advises simply that the expansion or relocation of the clubhouse further into the “Natural Areas” is not contemplated.
 - This is no guarantee that it would not happen.



Proposed Golf Course Uses in Natural Area

Prematurity

- Should **Private Open Space** (golf courses included) be re-designated, the VOP (2010) requires that appropriate alternate land uses be determined through an Official Plan Amendment process and be subject to an **Area Specific Study**.
- The City is being asked to process two Official Plan Amendments **without** the benefit of an Area Specific Study.
- The Official Plan Amendment applications also do not include a cap on density.
 - The proposed residential uses may range from single detached home to townhouses and **up to 12 storey buildings**
- The development of these lands will have far reaching implications on the community as a whole. It is far too simplistic to include only the subject lands without proper regard for implications on the wider community.
- The proposed OPAs are premature and fundamentally flawed from the perspective of proper community planning.

POPULATION & DENSITY

The development will have an estimated population of 780 people, 20 jobs and will achieve a density of approximately 11 units per hectare and approximately 43 residents and jobs per hectare. The population and density for the proposed development may change through the planning process as layout, unit type and yield are determined in conformity with the VOP 2010 and this Official Plan Amendment (OPA).

OFFICIAL PLAN AMENDMENT

Amendments to Schedules 9 and 13 in Volume 1, Schedule 14-C in Volume 2, and to site-specific policies in Volume 2, Chapter 13 of the City of Vaughan's Official Plan are required to implement the proposed redevelopment of the site.

LAND USE

The "Low-Rise Residential" Official Plan designation proposed for the lands will permit ground related built form such as single detached dwelling units and townhouses, as well as parks and stormwater management facilities.

Extract from Addendum to Planning Opinion Report for OP.17.007 (Dec 5th, 2018)

POPULATION & DENSITY

The development, including the golf course, will have an estimated population of 1,500 people, 360 jobs and will achieve a density of approximately 10 units per hectare and approximately 41 residents and jobs per hectare. The population and density for the proposed development may change through the planning process as layout, unit type and yield are determined in conformity with the VOP 2010 and this Official Plan Amendment (OPA).

OFFICIAL PLAN AMENDMENT

Amendments to Schedules 9 and 13 in Volume 1, Schedule 14-C in Volume 2, and to site-specific policies in Volume 2, Chapter 13 of the City of Vaughan's Official Plan are required to implement the proposed redevelopment of the site.

LAND USE

The "Low-Rise Residential" Official Plan designation proposed for the lands will permit ground related built form such as single detached dwelling units and townhouses. "Mid-Rise Mixed-Use" permits mid-rise mixed-use buildings up to a max height of 12 stories.

Extract from Addendum to Planning Opinion Report for OP.17.008 (Dec 5th, 2018)

Concluding Comments

- Validity of applying Greenbelt Plan Transition Policies
- Disposition of Valleylands (Public vs. Private)
- Communications with most affected community
- Significant changes to VOP 2010
- Approval of Official Plan Amendments prior to full consideration of densities and built form is premature
- The first order in the planning process should be the determination of Transition Policies



April 30, 2019

Via e-mail to Mauro.peverini@vaughan.ca

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

Dear Mr. Peverini,

**Re: 11363 & 11063/11191 Highway 27
File No. OP.17.007 and OP.17.008
City of Vaughan**

Donnelly Law represents Humberplex Developments Inc. ("Humberplex"), the landowner immediately adjacent to the subject applications known as the Copper Creek application (the "Subject Lands"). Please accept this letter as our introduction as co-counsel with Mr. Gerry Borean of Parente Borean LLP.

We wish to be informed of any new developments with respect to the on-going evaluation of the application, and reiterate the request to meet with the City and Toronto and Region Conservation Authority ("TRCA") to discuss the file, first articulated in the email of Mr. C Brutto, dated February 5, 2019.

It is our understanding a number of residents are in the process of incorporating in order to represent their interests before the City of Vaughan ("Vaughan"), York Region ("York"), relevant agencies, and Province of Ontario.

Humberplex has retained a number of experts to examine the application arising from the unanswered questions remaining after the February 5, 2019 Committee of the Whole Public Hearing. Specifically, Humberplex is not satisfied the technical and planning work undertaken to date justifies the introduction of

approximately 630 dwellings and associated infrastructure in and around the Greenbelt.

Residents routinely see a number of wildlife traversing the valley onto the golf course lands and surrounding woodlands e.g. deer, coyote, turkeys, fox, amphibians, etc. There are a great number of species-at-risk associated with the nearby branch of the Humber River.

Of great concern to Humberplex is that the development proposal at the proposed density introduces new land uses in protected valley lands in the Greenbelt for infrastructure, including a stormwater management pond. Humberplex is conducting a peer review of the Environmental Impact Study to ensure that vulnerable species such as the red side dace are protected. The Greenbelt Plan does not permit infrastructure in Natural Areas such as is being proposed.

In addition, concerns have been raised but not answered regarding possible future uses of Greenbelt Natural Areas for an expanded clubhouse and other development requiring paving and the introduction of impermeable surfaces in close proximity to sensitive water features.

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").

As a landowner, Humberplex is acutely concerned regarding inappropriate development that does not conform to the VOP.

VOP Section 2.2.3 identifies the communities of Woodbridge, Kleinburg, Maple, Thornhill, Concord, and the new communities of Vellore and Carrville as contributing to a unique sense of place for the City and establish the Vaughan identity. Part of that identity is a landscape dominated by trees, open space,

wide lots and generous backyards that permit the maximum greenspace and foliage.

The predominate feature of these communities is their contribution to a modest scale of development that does not overwhelm its surroundings.

New communities must attempt to do the same. Section 2.2.3 also indicates that:

“...Vaughan's existing Community Areas are characterized by predominantly Low-Rise Residential housing stock, with local amenities including local retail, community facilities, schools and parks, and they provide access to the City's natural heritage and open spaces.

The policies of this Plan will protect and strengthen the character of these areas. As the City grows and matures, these Community Areas will remain mostly stable.

However, incremental change is expected as a natural part of maturing neighbourhoods. This change will be sensitive to, and respectful of, the existing character of the area”.

The proposed developments will not protect or strengthen the character of the area and represents a form of development that is not sensitive to, or respectful of, the existing character of the area.

The proposals fundamentally lack an appropriate transition with the adjacent lands by incorporating undersized lots and introduces new building types and larger building mass than what is found within the surrounding neighbourhood.

This has functional, aesthetic and environmental consequences. It is the unnecessary introduction of infrastructure and impermeable surfaces that exceeds the prescribed amounts. Intensification has its place, but not here.

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.

Furthermore, OP 601 pre-dates the Greenbelt Plan. To benefit from the transition provision under s. 5.2.1 of the Plan, a landowner cannot significantly increase the density or intensity of development. This opinion is shared by a number of senior planners familiar with the Greenbelt Plan.

As you are aware, the re-development of major open spaces in Vaughan is a very controversial subject in Vaughan. Residents are becoming increasingly

concerned that the lack of a stricter Open Space protection policy is undermining important natural and cultural heritage landscapes like golf courses that abut the Humber River.

Mostly, residents are concerned that the conversion of these open spaces were never contemplated in the Block Plans that are to guide development and inform prospective property buyers with respect to the landscape in which they make, for many, their most significant investment in purchasing a home. As you are no doubt aware, Council has been asked previously to adopt an Interim Control By-law ("ICBL") to study the issue of loss of greenspace.

Presently, Council appears to be dealing with each new development application on an *ad hoc* basis. Our client is concerned regarding the loss of open space and respectfully submits that Council should plan for the preservation of greenspace in a comprehensive manner.

Compounding this concern is the uncertainty surrounding the number, type and location of new units in this sensitive area. This uncertainty further undermines the technical work conducted in order satisfy public agencies that the environment is being protected.

My client reiterates its position that it is premature to approve the development at this time. In addition, given the interest and concern of residents, a meeting should be held with the City and TRCA representatives in order to answer these questions and those posed by Mr. C. Brutto previously.

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

Yours truly,

A handwritten signature in blue ink, appearing to read 'D. Donnelly', with a long horizontal flourish extending to the right.

David R. Donnelly

cc. Jason Schmidt-Shoukri, City of Vaughan
John MacKenzie, TRCA
G. Borean

Attachment 8



Corporate Services

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 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

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, reading "Karen Whitney". The signature is fluid and cursive, with the first name "Karen" and last name "Whitney" clearly distinguishable.

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

AK

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