

## Committee of the Whole (1) Report

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**DATE:** Tuesday, November 30, 2021

**WARD:** 2

**TITLE:** CLUBHOUSE DEVELOPMENTS INC.  
OFFICIAL PLAN AMENDMENT FILE OP.19.014  
ZONING BY-LAW AMENDMENT FILE Z.19.038  
DRAFT PLAN OF SUBDIVISION FILE 19T-19V007  
VICINITY OF CLARENCE STREET AND ISLINGTON AVENUE

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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**Purpose**

To seek approval from the Committee of the Whole for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications for the subject lands shown on Attachment 2. The Owner proposes to amend the Official Plan and rezone the subject lands and create a residential subdivision with 526 lots for single detached dwellings, 136 lots for townhouse dwellings, open space blocks, parks, road, and infrastructure uses, as shown on Attachments 3 to 5.

## **Report Highlights**

- The Owner proposes to amend the policies of Vaughan Official Plan 2010 and rezone the subject lands to permit a residential subdivision with 526 lots for single detached dwellings, 136 lots for townhouse dwellings, open space blocks, parks, roads, and infrastructure uses.
- Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision and Site Development Applications are required to implement the proposed development. A future Site development application(s) are required for the proposed street townhouse dwellings.
- The Development Planning Department supports the approval of the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications as they have regard for section 2 of the *Planning Act*, are consistent with the Provincial Policy Statement 2020, conforms to a Place to Grow: the Growth Plan for the Greater Golden Horseshoe 2019, as amended, the York Region Official Plan 2010, and the “Community Area” policies of Vaughan Official Plan 2010, and the Draft Plan of Subdivision has regard for the matters in subsection 51(24) of the *Planning Act*.

## **Recommendations**

1. THAT Official Plan Amendment File OP.19.014 (Clubhouse Developments Inc.) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1, for the subject lands shown on Attachments 2 and 3:
  - a) Redesignate portions of the Subject Lands from “Private Open Space” to “Low-Rise Residential”, “Infrastructure and Utilities”, “Parks” and “Natural Areas”, as shown on Attachment 3, to facilitate the redevelopment of the Subject Lands for residential, open space, park and stormwater management uses
  - b) Include site-specific policies in Section 3.2.3.7 “Core Features” to permit additional uses including public parks, and a golf course and associated uses
  - c) Expand the Woodbridge Centre Secondary Plan Area to include the entirety of the subject lands; and
  - d) Include additional site-specific policy amendments to facilitate the proposed development as described on Table 1 within this report;
2. THAT Zoning By-law Amendment File Z.19.038 (Clubhouse Developments Inc.) BE APPROVED, to amend Zoning By-law 1-88 to rezone the Subject Lands from: “OS1 Open Space Conservation Zone”; “OS2 Open Space Park Zone”; “A Agricultural Zone”; “R1 Residential Zone” subject to site-specific Exception 9(263); “R1 Residential Zone” subject to site-specific Exception 9(1090); and, “R2 Residential Zone” to the following zones in the manner shown on Attachment

4, together with the site-specific zoning exceptions identified in Table 2 of this report:

- a) “RD3(H) Residential Detached Zone Three” subject to a Holding Symbol “(H)” - all lots proposed for detached dwellings
  - b) “RT1(H) Residential Townhouse Zone” subject to a Holding Symbol “(H)” – all Blocks proposed for street townhouses
  - c) “OS1 Open Space Conservation Zone” - the proposed open space and stormwater management blocks; and
  - d) “OS2 Open Space Park Zone” - the proposed park and parkette and golf course use;
3. THAT the Holding Symbol “(H)” shall not be removed from the subject lands until the Owner provides the following to the satisfaction of the Development Engineering Department:
- a) Confirmation that the Remedial Action Plan is implemented.
  - b) A copy of the Record of Site Condition (‘RSC’) acknowledged by the Ministry of the Environment, Conservation, and Parks (‘MECP’) and filed on the Environmental Site Registry confirming the subject lands are suitable for the proposed residential development.
  - c) The Owner provides a revised Draft Plan demonstrating that the design and construction of the Street “1” alignment, and its intersection with Clarence Street, as well as its intersection with Street “4” / Street “3” are consistent with the City of Vaughan Engineering Standards and are to the satisfaction of the Development Engineering; and
  - d) The Owner agrees in the subdivision agreement to convey the necessary lands at Street “1” and Clarence Street intersection to the City adhering to the requirements of the City of Vaughan Engineering Standards including but not limited to the daylight triangles, right of way flaring, and 0.3m reserve;
4. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands came into effect, to permit minor adjustments to the implementing Zoning By-law;
5. THAT Draft Plan of Subdivision File 19T-19V007 (Clubhouse Developments Inc.) BE DRAFT APPROVED AS REDLINED REVISED AND SUBJECT TO THE CONDITIONS as set out in Attachment 1, to facilitate a residential Draft Plan of Subdivision, as shown on Attachment 5; and
6. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“THAT Draft Plan of Subdivision File 19T-19V007 (Clubhouse Developments Inc.) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for 662 residential units. The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City’s Servicing Capacity Allocation Policy if the development does not proceed to registration and/or building permit issuance within 36 months.”

## **Background**

The subject lands (the ‘Subject Lands’) shown on Attachment 2 include properties that are municipally known as 20 Lloyd Street, 241 Wycliffe Avenue, 737 and 757 Clarence Street. The Subject Lands are generally located north of Davidson Drive and Meeting House Road, and south of Wycliffe Avenue, and are bisected by Clarence Street. The Subject Lands are approximately 118 hectares in size and include lands currently occupied by the Board of Trade Golf Course, portions of the Humber River Valley system, and three existing single detached dwellings. The Subject Lands and surrounding land uses are shown on Attachment 2.

### ***Public Notice was provided in accordance with the Planning Act and Council’s Notification Protocol***

The City on February 7, 2020, circulated a Notice of Public Hearing (the ‘Notice’) for the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications to all property owners within a 150 m radius of the Subject Lands and to:

- the Greater Woodbridge Ratepayers’ Association
- the West Woodbridge Homeowner’s Association
- the Village of Woodbridge Ratepayers’ Association
- the Carrying Place Ratepayers’ Association
- those persons, individuals or organizations that had requested notification regarding Official Plan Amendment File OP.18.001
- those persons, individuals or organizations that had either provided written communication or made an oral deputation regarding:
  - a. The May 8, 2018 Councillor Member’s Resolution “Community Impact Review of Board of Trade Golf Course Development Proposal”; and
  - b. The June 5, 2018 Committee of the Whole report “The Country Club, 20 Lloyd Street, Woodbridge – Tree Protection”.

A copy of the Notice was also posted on the City’s website at [www.vaughan.ca](http://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 March 11, 2020 ratified the recommendation of the Committee of the Whole to receive the Public Hearing report of March 3, 2020, and to forward a comprehensive technical report to a future Committee of the Whole meeting. The Committee referred the report to a Committee of the Whole meeting on April 15, 2020 with a further report to be provided at the meeting. In response to the global COVID-19 pandemic, a virtual Special Committee of the Whole Meeting to consider the March 3, 2020 Motion was held on July 8, 2020.

Vaughan Council on July 15, 2020 adopted the following resolution:

“That Council direct funds be set aside from the appropriate reserve to conduct peer reviews that staff identify as necessary, in consultation with the Community Working Group, and as approved by Council.”

Two (2) virtual Community Group meetings were held on April 8, 2021 and May 12, 2021, with the Owner, representatives from Keep Vaughan Green, the local Ratepayer Associations, and staff to address outstanding concerns and issues related to the proposed applications.

### Deputations

The proposed applications were subject to a Public Hearing on March 3, 2020, a Special Committee of the Whole Meeting on July 8, 2020 and another Committee of the Whole Meeting on June 8, 2021. Several deputations and written submissions were received by the City and the Development Planning Department.

The following is a summary of the comments provided in the deputations and written submissions submitted at the Public Hearing of March 3, 2020, and the meetings of July 8, 2020 and June 8, 2021 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
- The Subject Lands are not located within an identified Intensification area per Policy 2.2.5 of Vaughan Official Plan 2010 ('VOP 2010')
- The proposed development will have adverse effects on the biodiversity and natural and cultural heritage of the surrounding area
- The applicability of the Growth Plan policies is incorrect, as related to golf course development

- The proposed development will result in a significant loss of tree habitat and negative impact on wildlife
- The Official Plan Amendment application process has been non-inclusive to residents and lacked public consultation and should be the subject of an Interim Control By-law
- The proposed development will cause an increase in traffic in surrounding neighbourhoods and have an adverse impact and the study was insufficient in its scope
- The proposed development will have a negative effect on the existing environment
- The Subject Lands should be designated for cultural significance
- The proposed development will create a corner lot condition for existing lots that were not originally designed as such
- The proposed development will negatively impact Woodbridge Avenue and the Woodbridge Core
- The proposed development will have a negative impact on school, community centre and other public infrastructure
- The proposed development will have no overall benefit to the existing community
- The proposed development should have consideration on the impact on mental health
- The Subject Lands do not abut a major road nor are they well serviced by transit
- The proposed development should be considered as part of the City's Official Plan and Zoning By-law review
- The Subject Lands are located within the Regional Greenlands system of the York Region Official Plan and should be protected
- Clarence Street is prone to flooding and there will be an issue for emergency vehicles for access
- The stormwater management ponds and roads should be located on "table lands"

These comments are addressed throughout this report.

The Development Planning Department on November 18, 2021, mailed and emailed a non-statutory courtesy notice to all individuals who made a deputation at a Committee of the Whole meeting or submitted written correspondence to the City regarding the Applications.

## **Previous Reports/Authority**

[Committee of the Whole \(2\), June 8, 2021, Report #32, Item #13](#)

[Special Committee of the Whole, July 8, 2020, Report # 33, Item #1](#)

[Committee of the Whole Public Hearing, March 3, 2020, Report # 10, Item 4](#)

## **Analysis and Options**

***Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications have been submitted to permit the proposed development***

Clubhouse Developments Inc. (the 'Owner') has submitted the following applications (the 'Applications') for the Subject Lands to permit the development of 526 lots for single detached dwellings and 136 lots for townhouse dwellings, open space blocks, parks, roads, and infrastructure uses as shown on Attachments 2 to 5 (the 'Development'):

1. Official Plan Amendment File OP.19.014 to amend VOP 2010 to:
  - redesignate portions of the Subject Lands from "Private Open Space" to "Low-Rise Residential", "Infrastructure and Utilities", "Parks" and "Natural Areas"
  - include site-specific policies in Section 3.2.3.7 "Core Features" to permit additional uses including public parks, and a golf course and associated uses
  - expand the Woodbridge Centre Secondary Plan Area to include the entirety of the Subject Lands
  - include additional site-specific policy amendments to facilitate the proposal
2. Zoning By-law Amendment File Z.19.038 to amend Zoning By-law 1-88 specifically to rezone the Subject Lands from: "OS1 Open Space Conservation Zone"; "OS2 Open Space Park Zone"; "A Agricultural Zone"; "R1 Residential Zone" subject to site-specific Exception 9(263); "R1 Residential Zone" subject to site-specific Exception 9(1090); "R2 Residential Zone";
  - "RD3 (H) Residential Detached Zone Three" - all lots proposed for detached dwellings with site-specific development standards;

- “RT1 (H) Residential Townhouse Zone” – all Blocks proposed for street townhouse and laneway accessed townhouses with site-specific development standards;
- “OS1 (H) Open Space Conservation Zone” - the proposed open space and stormwater management blocks; and
- “OS2 (H) Open Space Park Zone” - the proposed parkand, parkette together with the site-specific zoning exceptions identified in Table 2 of this report.

3. Draft Plan of Subdivision File 19T-19V007, as shown on Attachment 5, to facilitate a residential Plan of Subdivision (the ‘Draft Plan’) consisting of the following:

Lot/Blocks/Roads	Land Use	Area (ha)	Number of Units
1	Detached Residential (min 20.8 m lot frontage) (min. lot area 1416 m <sup>2</sup> )	0.142	1
2-6, 20-45, 96-98, 109, 150-152, 209- 223, 228-231, 274- 302, 339-342, 425, 441,442,452-464, 474-487, 492, 493	Detached Residential (min. 13.7 m lot frontage) (min. lot area 370 m <sup>2</sup> )	8.292	122
7-19, 46-82, 84-95, 99-107, 110-117, 119-149, 153-208, 224-227, 233-273, 304-313, 315-332, 347-358, 370-374, 376-384, 386-416, 430-440, 443-451, 465-473, 488-491, 494-554	Detached Residential (min. 12.2 m lot frontage) (min. lot area 330 m <sup>2</sup> )	16.702	390
Irregular lots 83, 108, 118, 232, 314, 303, 334-337, 369, 375, 385	Detached Residential (min. 12.2 m lot frontage) (min. lot area 350 m <sup>2</sup> )	0.817	13
Blocks 333, 338, 343- 346, 359-368, 417- 424, 426-429	Street Townhouse Residential (min. 6.1 m lot frontage)	3.00	136
Block 555	Parkette	0.235	
Blocks 556-559	Buffers	2.499	
Blocks 560 -567	Open Space	51.316	
Blocks 568 – 576	Vista	0.394	



Lot/Blocks/Roads	Land Use	Area (ha)	Number of Units
Blocks 578-645	0.3 m Reserves	0.013	
Blocks 646 and 647	Stormwater Management Blocks	4.707	
Block 648	Park	17.416	
Streets and Laneways	23.0 m wide (Streets 1 & 2)	2.666	N/A
	17.5 m wide (Streets 3 - 16)	7.561	
	20 m wide	1.154	
TOTAL		117.557	662

***The Development has regard to matters of Provincial interest in Section 2 of the Planning Act***

The Development Planning Department has reviewed the Development under the following sections of the *Planning Act*:

Section 2      The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,

- (a) the protection of ecological systems, including natural areas, features and functions;
- (b) the protection of the agricultural resources of the Province;
- (c) the conservation and management of natural resources and the mineral resource base;
- (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
- (e) the supply, efficient use and conservation of energy and water;
- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- (g) the minimization of waste;
- (h) the orderly development of safe and healthy communities;
- (h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;

- (i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;
- (j) the adequate provision of a full range of housing, including affordable housing;
- (k) the adequate provision of employment opportunities;
- (l) the protection of the financial and economic well-being of the Province and its municipalities;
- (m) the co-ordination of planning activities of public bodies;
- (n) the resolution of planning conflicts involving public and private interests;
- (o) the protection of public health and safety;
- (p) the appropriate location of growth and development;
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;
- (r) the promotion of built form that,
  - (i) is well-designed,
  - (ii) encourages a sense of place, and
  - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;
- (s) the mitigation of greenhouse gas emissions and adaptation to a changing climate. 1994, c. 23, s. 5; 1996, c. 4, s. 2; 2001, c. 32, s. 31 (1); 2006, c. 23, s. 3; 2011, c. 6, Sched. 2, s. 1; 2015, c. 26, s. 12; 2017, c. 10, Sched. 4, s. 11 (1); 2017, c. 23, Sched. 5, s. 80.

The Draft Plan has regard to Section 2 of the *Planning Act* by providing a built form which is well designed, and further encouraging a sense of place in keeping with the low-rise built form surrounding the Subject Lands. The applications provide for the orderly development of portions of the lands, and contribute to the provision of a full range of housing. The development will make efficient use of existing infrastructure. The significant parkland dedication proposed (approximately 17.416 hectares), comprising a significant portion of the Draft Plan, encourages a sense of place as the broader community will be provided with public spaces which are high quality, safe, accessible and attractive. Significant areas will be dedicated as publicly accessible open space, contributing to a healthy community.

### ***The Development is consistent with the Provincial Policy Statement 2020***

In accordance with Subsection 3(5) of the *Planning Act*, all land use decisions in Ontario "shall be consistent" with the Provincial Policy Statement, 2020 (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 Applications in consideration of the policies of the PPS and is of the opinion that the Development is consistent with the PPS, specifically:

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

#### Settlement Areas

- 1.1.1 (In part) "Healthy, liveable and safe communities are sustained by:
  - a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
  - d) avoiding development and land use patterns that would prevent the efficient
  - e) expansion of settlement areas in those areas which are adjacent or close to settlement areas; promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit
  - f) investments, and standards to minimize land consumption and servicing
  - g) costs;
- 1.1.3.1 "Settlement areas shall be the focus of growth and development."
- 1.1.3.2 "Land use patterns within settlement areas shall be based on densities and a mix of land uses which (in part):
  - a) efficiently use land and resources;
  - b) 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
  - e) support active transportation.

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 Development will contribute to providing growth within a defined Settlement Area (Section 1.1.3.1). The Development will use existing and planned infrastructure, and support active transportation through the development of a new neighbourhood public park and the creation of a multi-use recreational trails including local multi-use connections within the Subject Lands (Section 1.1.3.2). The Development will provide a mix of land uses through an appropriate and compatible low-rise housing form within the area vicinity. Section 1.1.3.2 of the PPS further anticipates that settlement areas are appropriate for intensification and redevelopment. The re-development of the northern and southern portion of the subject lands supports an efficient use of infrastructure and efficient use of land and resources.

### Housing

- 1.4.3 “Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market by (in part):
- b) permitting and facilitating:
    - 1. all housing options required to meet the social, health and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and
    - 2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;
  - 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;
  - 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 Development is consistent with the housing policies of the PPS as it establishes 662 residential units that consist primarily of single detached dwellings with an appropriate mix of townhouse units which efficiently uses existing and proposed infrastructure and services. The Development provides an appropriate and compatible low-rise built form within the context of the surrounding area.

## Public Spaces, Recreation, Parks, Trails and Open Space

- 1.5.1 “Healthy, active communities should be promoted by (in part):
- 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 includes public park block(s) with a multi-use recreational trail, as shown on Attachment 5. The proposed multi-use recreational trail will provide opportunities for grade-related pedestrian connections throughout the Development and between the proposed park blocks. The multi-use recreational trail, will also direct pedestrians to the Vaughan Super Trail where feasible, 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 to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.
- 1.6.6.7 “Planning for stormwater management shall:
- h) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;
  - i) minimize, or, where possible, prevent increases in contaminant loads;
  - j) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;
  - k) mitigate risks to human health, safety, property and the environment;
  - l) maximize the extent and function of vegetative and pervious surfaces; and

- m) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.”

The Development Engineering (‘DE’) Department has reviewed the Applications 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 management and servicing is discussed later in this report. The Stormwater management and servicing proposed is consistent with the PPS. The Development is consistent with the sewage, water and stormwater policies of the PPS.

### Transportation Systems

- 1.6.7.1 “Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.”

The Development meets the intent of integrating transportation systems with land use planning. The access to the northerly and southerly neighbourhoods are appropriately served. The southerly neighbourhood has less lots, which is reflected in the overall street design and hierarchy. Street 2, intersecting at Clarence Street, as shown on Attachment 5 will serve as a minor collector through the northerly neighbourhood, providing appropriate movement and traffic circulation. Conditions related to Transportation engineering are described later in this report and are found in Attachment 1. Additional in-boulevard cycling facilities to be provided on both sides of Street “1” and Street “2” to enhance connectivity to the surrounding active transportation network and trailheads.

### Natural Heritage (In Part)

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

2.1.3 Natural heritage systems shall be identified in Ecoregions 6E & 7E1, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas. 2.1.4

Development and site alteration shall not be permitted in: a) significant wetlands in Ecoregions 5E, 6E and 7E1; and b) significant coastal wetlands. 2.1.5 Development and site alteration shall not be permitted in: a) significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E1;

b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;

c) significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;

- d) significant wildlife habitat;
- e) significant areas of natural and scientific interest; and
- f) coastal wetlands in Ecoregions 5E, 6E, 7E that are not subject to policy 2.1.4(b)

unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

The development limits and Vegetation Protection Zones ('VPZ') for the Subject Lands were staked by the Toronto and Region Conservation Authority ('TRCA') ('Staked Limit'). The Natural Heritage and Environmental Impact Assessment prepared by Beacon Environmental concludes that the Development will be outside any protected natural features associated with the valley lands.

The Owner is required to convey to a public authority the natural heritage system located within the Subject Lands that are designated "Natural Areas" by Schedule 13 "Land Use" of VOP 2010, identified as "Core Features" in Schedule 2 "Natural Heritage Network" of VOP 2010, and proposed to be zoned "OS1 Open Space Conservation Zone".

The proposed Development 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 Development conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, as amended***

A Place to Grow: the Growth Plan for the Greater Golden Horseshoe 2019, as amended ('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 this 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.”

2.2.2(1)(a) “A minimum of 50 per cent of all residential development occurring annually within each of the Cities of Barrie, Brantford, Guelph, Hamilton, Orillia and Peterborough and the Regions of Durham, Halton, Niagara, Peel, Waterloo and York will be within the delineated built-up area; and

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.

As a result, a 40% intensification target, as established by 8.2.3(a) of the York Region Official Plan 2010, applies when considering proposed development within settlement areas. The Development supports the realization of achieving this target by increasing the supply of low-rise residential units including single detached homes and street townhouses fronting onto a public street.

2.2.1(4) Applying the policies of this Plan will support the achievement of complete communities that:

- a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;
- b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;
- c) provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate



people at all stages of life, and to accommodate the needs of all household sizes and incomes;

d) expand convenient access to:

i. a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;

ii. public service facilities, co-located and integrated in community hubs;

iii. an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and

iv. healthy, local, and affordable food options, including through urban agriculture;

e) provide for a more compact built form and a vibrant public realm, including public open spaces; f) mitigate and adapt to the impacts

of a changing climate, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and

g) integrate green infrastructure and appropriate low impact development.

#### 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.”

The Development conforms with this policy by providing a compact built form and an appropriate scale of low-rise residential uses and public open spaces which are safely accessible. The additional housing units support the City’s residential housing supply and anticipated growth of people at all stages of life. The Development conforms to 2.2.1(4) and 2.2.6.3.

#### 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)

- 3.2.6.2 “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)

- 3.2.7.2 “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

- 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.”

- 4.2.5.2 “Municipalities are encouraged to establish an open space system within settlement areas, which may include opportunities for urban agriculture, rooftop gardens, communal courtyards, and public parks.”

The Subject Lands are located within a Settlement Area, as defined by the Growth Plan, and located within the “Urban Boundary” and delineated built-up area as identified on Schedule 1A “Urban Area” of VOP 2010. The Development supports the achievement of complete communities through an appropriate mix of housing types, including single detached dwellings and townhouse units (Sections 1.2.1 and 2.2.2.1). The Development 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).

The Development will add public parkland and multi-use recreational trails and new streets 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 and the proposed park block (Section 4.2.5.1). The Development conforms to the policies of the Growth Plan, including Sections:

- 1.2.1 – achieving complete communities and a mix of housing
- 2.2.1 (2)(a) – directing majority of growth within settlement areas
- 2.2.6.3 – an appropriate mix of household sizes and income
- 3.2.2.3 – achieving a complete streets approach
- 4.2.5.1 – developing a system of publicly-accessible parkland

***The Development Conforms to the York Region Official Plan 2010***

The York Region Official Plan 2010 (‘YROP’) contains policies that guide economic, environmental and community building decisions to manage growth. These policies strengthen the connections between the natural and built environment, job opportunities, human services, transportation, public health and fiscal capacity. YROP policies also coordinate and set the stage for more detailed planning by local municipalities.

The Subject Lands are identified on the following YROP maps:

- Map 1 – Regional Structure and Map 2 – Regional Greenlands System, identify the Subject Lands to be within the “Regional Greenlands System” and “Urban Area”.
- The Subject Lands are also partially located in the “Greenlands System Vision” overlay on Map 2. Map 3 – Environmentally Significant Areas and Areas of Natural and Scientific Interest identifies an area along the eastern boundary of the Subject Lands as “Environmental Significant Area”.

- Map 5 - Woodlands, identifies several “Woodlands” on the subject lands.
- Map 14 – Highly Vulnerable Aquifers identifies areas that are subject to “Highly Vulnerable Aquifers”.

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 (Policy 2.1.1). The YROP 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 YROP, are approximate. Refinements to the boundaries may occur through approved planning applications supported by appropriate technical studies (Policy 2.1.7).

According to Policy 2.2.44 of the YROP, development and site alteration is prohibited within significant woodlands and their associated VPZ, except as provided for elsewhere thin the YROP. The determination of woodland significance will rely on site-specific studies (Policy 2.2.46).

Regional Planning staff defers the evaluation of natural heritage and environmental studies to the subject matter experts at the Toronto and Region Conservation Authority (‘TRCA’) and City of Vaughan.

### 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 14 “Highly Vulnerable Aquifers” shows that there are areas of "Highly Vulnerable Aquifers" generally within the Regional Greenland System

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 key natural heritage features and key hydrologic features 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 EIS.

The Development seeks minor refinements to the YROP Greenlands System in accordance with Sections 2.1.7 and 2.2.3. The natural heritage features are being protected from future 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 Applications conform to the Regional Greenland System policies of the YROP.

York Region provided support as the Owner has made changes to the plan, resulting in reconfiguration of buffer areas and lot layouts in the plan of subdivision to protect natural heritage features.

### Transportation

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.

York Region Transit has reviewed the proposal and the Owner is advised to coordinate with the City of Vaughan to provide sidewalk facilities connecting from the internal road network to the Regional road network:

- From Street "11" to Islington Avenue via Wycliffe Avenue and Kiloran Avenue
- From Street "14" to Islington Avenue via Gamble Street
- From Street "16" to Islington Avenue via Lloyd Street and Davidson Drive

The application conforms to the policies of the YROP 2010.

### ***An Amendment to VOP 2010 is required to permit the Development***

The Subject Lands are identified as "Community Area" and "Natural Areas and Countryside" on Schedule 1 - Urban Structure, and are located within the "Urban Area" on Schedule 1A - Urban Area of VOP 2010.

The northern portion ('north neighbourhood') of the Subject Lands are designated "Natural Areas" and "Private Open Spaces", and the existing three (3) residential properties are designated "Low Rise Residential" by Schedule 13 - Land Use of VOP 2010, as shown on Attachment 6.

The southern portion ('south neighbourhood') of the Subject Lands are designated "Private Open Spaces" by VOP 2010, Volume 2, Section 11.11 Woodbridge Centre Secondary Plan ('WCSP') as shown on Attachment 7.WCSP').

Portions of the Subject Lands are designated "Core Features" on Schedule 2 - Natural Heritage Network, and "Special Policy Areas" on Schedule 8 - Special Policy Areas of VOP 2010. The Development with a public park and stormwater blocks is not permitted in these designations and as such, an amendment to VOP 2010 is required.

The Owner has submitted an Official Plan Amendment application to:

- Amend Schedule 13 - Land Use of VOP 2010 to re-designate a portion of the Subject Lands from "Private Open Space" and "Low-Rise Residential" to "Lands Subject to Secondary Plans" as shown on Attachment 3.
- Amend Schedule 9 - Future Transportation Network of VOP 2010 to identify a new minor collector through the Subject Lands and expanding the areas subject to Secondary Plans to include the entirety of the Subject Lands.
- Amend Schedule 1- Policy Areas of the Woodbridge Centre Secondary Plan to expand the Secondary Plan to include the entirety of the Subject Lands.
- Amend Schedule 2 - Land Use to the Woodbridge Centre Secondary Plan to expand the Secondary Plan to include the entirety of the Subject Lands and to re-designate a portion of the Subject Lands from "Private Open Spaces" to "Low Rise Residential", "Infrastructure and Utilities", "Parks" and "Natural Areas". Schedule 2 is also being modified to identify the Subject Lands as "Area B".
- Amend Schedule 3 - Density Plan; Schedule 4 - Building Height Maximums; Schedule 5 - Distinct Character Areas; Schedule 6 - Parks and Open Space Framework; Schedule 7 - Pedestrian and Bicycle Trails Network; Schedule 8 - Street Network, Nodes and Gateway; and, Schedule 9 - Special Policy Area of the WCSP to include the entirety of the Subject Lands with any required amendments.

***The Development Planning Department supports re-designating the northerly and southerly neighbourhoods within the Draft Plan to "low-rise residential"***

The "Low-Rise Residential" designation proposed conforms to the policies of VOP 2010. The low-rise residential designation permits uses, including single detached dwellings which respect and reinforce the existing physical character of the neighbourhood. In particular, this includes patterns of streets, size and configuration of lots, building types, height and massing, as well as setbacks and yards.

***An amendment is required to include passive recreational uses for park and open space lands identified as having “Core Features”***

Section 3.2.3.7 and Section 9.2.2.15 of VOP 2010 respecting permitted uses and building types for lands identified within “Core Features” requires an amendment to VOP 2010 to facilitate the use of public trails, community gardens, playgrounds and accessory structures within Core Features. The Development Planning Department can support this as the amendment facilitates the active use and enjoyment of the proposed parkland block by the community.

***An amendment is required to include the entirety of the Subject Lands within the WCSP***

It is appropriate to include the entirety of the Subject Lands in the boundary of the Woodbridge Centre Secondary Plan which considers the broad and site-specific planning policies informing the development and re-development of lands within the Secondary Plan. Incorporating the Subject Lands into the WCSP ensures that the policies applied to the proposed parkland being conveyed will be subject to one consistent policy regime.

**Natural Areas**

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.

The EIS submitted in support of the Applications concludes that the Development will be located outside any protected natural features associated with the valleylands and will not affect the form or function of the natural heritage system. In addition, the Staked Limit for the Subject Lands was staked by the TRCA on October 11, 2019 and August 13, 2021. TRCA have reviewed the EIS and agree with its findings subject to conditions of approval shown on Attachment 1.

The Development Planning Department has reviewed the proposed amendment to VOP 2010 and provides the following comments:

a) **Land Use**

As referred to above, amendments to Vaughan Official Plan 2010 ('VOP 2010') are required to permit the Development. The Subject Lands are identified as "Community Area" and "Natural Areas and Countryside" on Schedule 1 - Urban Structure, and are located within the "Urban Area" on Schedule 1A - Urban Area of VOP 2010.

- 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).

#### Low-Rise Residential

The "Low-Rise Residential" designation of VOP 2010 permits single, semi-detached and townhouse building forms. The proposed single detached dwellings will range in frontage from approximately 12.1 m to 15 m and the proposed lots for townhouse dwellings will range in frontage from 6 to 6.3 m.

Consistent with Schedule 13 "Land Use" of VOP 2010, no FSI requirement is proposed for lands designated "Low-Rise Residential". The Applications 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).

The Development includes a compact built form which respects the size and configuration of predominantly single detached dwellings with lot frontages of at least 12 m and lot depths of at least 27 m. The location of single detached dwellings as a building type reinforces the existing physical low-rise residential character of the surrounding area. The Development will introduce a low-rise housing fabric that is consistent, although not the same as the surrounding area. The Development represents an appropriate form of intensification within the built-up area that has regard for the scale and type of housing in the adjacent neighbourhood. Further, there are existing services available to service the proposed Development, including but not limited to existing water and wastewater infrastructure schools and parks.

b) Transportation

The Development includes minor collector and local roads. Minor collector roads are designed in accordance with the "Collector Streets" policies in Section 4.2.1 of VOP 2010.

The proposed Street '2' meets the City's engineering standards, subject to the conditions of approval in Attachment 1.

c) Parks and Trails

The proposed park (Block 648) is intended to function as a "Neighbourhood Park" 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'). Detailed design and conveyance

of the multi-use recreational trail will be determined through conditions of draft plan approval, 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 respecting the programming and permitted uses within the park land.

Additional local pedestrian and bicycle connections between the park block proposed for the Development and existing and proposed parks and open space trails located in proximity to the Subject Lands will be reviewed and secured through the conditions of Draft Plan of Subdivision stages.

### Summary of VOP 2010 Policies

The Development Planning Department can support the proposed land uses on the Subject Lands, as shown on Attachment 3, as it meets the “Community Area”, “Natural Areas” and “Core Feature” policies of VOP 2010. The Development will permit a land use that is compatible with the surrounding area context.

### ***Site-specific Amendments to VOP 2010 are required to permit the Development***

The Owner is proposing the following site-specific amendments to VOP 2010 to permit the Development:

Table 1

	<b>VOP 2010 Policy</b>	<b>Proposed Amendments to VOP 2010</b>
a.	<p>Section 3.2.3.7 and Section 9.2.2.15 respecting permitted uses and building types for lands identified as within “Core Features”</p> <p>Amendment required to facilitate the use of public trails, community gardens, playgrounds and accessory structures within Core Features</p>	<p>Permit the following uses:</p> <ul style="list-style-type: none"> <li>a. parks; trails</li> <li>b. playgrounds;</li> <li>c. community gardens;</li> <li>d. buildings and structures accessory to the uses listed in policy a. though c. above.</li> </ul>
b.	<p>Section 9.2.2.15 respecting permitted uses and building types in the “Parks” designation</p>	<p>Permit the following uses:</p>

	VOP 2010 Policy	Proposed Amendments to VOP 2010
		<ul style="list-style-type: none"> <li>a. serviced playing fields;</li> <li>b. playgrounds;</li> <li>c. community gardens;</li> <li>d. uses permitted in accordance with Policy 9.2.2.16.c of VOP 2010; and</li> <li>e. buildings and structures accessory to the uses listed in policy a. through d. above.</li> </ul>
c.	Section 4.1 and 4.2 respecting “Future Transportation Network”	The alignment of minor collector roads and the classification and layout of local roads as generally shown on Attachment 5 do not require an amendment to Schedule 9 “Future Transportation Network”
d.	Section 4.2.3.4 requires sidewalks on both sides of collector roads.	Sidewalks on one or both sides of collector roads together with pedestrian/cycling and multi-use local trail connections shall not require further amendment to VOP 2010.
e.	Section 7.3 Parks and Open Spaces respecting types, design and parkland dedication requirements	<p>In order to provide visual connectivity to the adjacent open space and park, greenways are permitted to the satisfaction of the City as per the following criteria:</p> <ul style="list-style-type: none"> <li>a. Located to provide views of the park and open space system;</li> <li>b. May have less public street frontage to accommodate views of the park and / or open space;</li> <li>c. Are of a sufficient width to be programmed with recreational uses and a multi-use recreational trail; and</li> <li>d. Where feasible, connect to or form part of the proposed trail plan for the Subject Lands.</li> </ul>

	<b>VOP 2010 Policy</b>	<b>Proposed Amendments to VOP 2010</b>
		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 7.2 Site alteration, tree inventory	Notwithstanding Policy 7.2 of the Woodbridge Centre Secondary Plan, applications for new residential development and site alteration within the Subject Lands and designated Low Rise Residential shall be accompanied by a tree inventory and vegetation conservation plan that maintains existing healthy mature trees along the boundaries of existing residential development to the extent practical. A tree canopy coverage replacement plan shall be required to demonstrate tree canopy replacement initiatives and enhancement opportunities to compensate for the removal of trees having a diameter of 20cm or more.
g.	Volume 2 – 11.11 Woodbridge Centre Secondary Plan, Section 7.2 includes policies related to the enhancement of natural features to maintain the “community within a park setting” of Woodbridge	The proposed amendment requires that new residential development and site alteration within the Subject Lands and designated “Low Rise Residential” shall be accompanied by a tree inventory and vegetation conservation plan that maintains existing healthy mature trees along the boundaries of existing residential development to the extent practical. A tree canopy coverage replacement plan shall be required to demonstrate tree canopy replacement initiatives and enhancement opportunities to compensate for the removal of trees having a diameter of 20 cm or more.

	VOP 2010 Policy	Proposed Amendments to VOP 2010
h.	R.O.W (Clarence Street)	No further Official Plan amendment shall be required for this draft plan of subdivision respecting a minor change to the public r.o.w along Clarence Street, including the intersection of Clarence Street and Woodbridge Avenue

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

VOP 2010

***An amendment is required respecting permitted uses for lands identified as Parks***

Notwithstanding Policy 9.2.2.15 of the VOP 2010, for the lands identified as Parks on Schedule 2 of the Woodbridge Centre Secondary Plan, the following additional uses would be permitted:

- a) serviced playing fields;
- b) playgrounds;
- c) community gardens;
- d) uses permitted in accordance to Policy 9.2.2.16.c of the VOP 2010; and
- e) buildings and structures accessory to the uses listed in policy a. though d. above.

These amendments would facilitate the programmable use of parkland contributing to the complete community which encourages walking, cycling and a safe and healthy lifestyle. The overall size and scale of the parkland is unique and provides the local community with the benefits of publicly accessible parkland.

It is the policy of Council (in part):

- 2.2.3.1 That Community Areas will provide most of the City's low-rise housing stock, as well as local serving commercial uses and community facilities such as schools, parks, community centres and libraries. They will function as complete communities and encourage walking, cycling and transit use.

The required amendment conforms with 2.2.3.1 by contributing significant parks and open spaces serving the City's communities surrounding and nearby.

It is the policy of Council (in part):

2.2.1.1 That Schedule 1 illustrates the planned Urban Structure of the City of Vaughan, which achieves the following objectives:

- a. protects the Natural Areas and Countryside for environmental, agricultural or rural purposes, and restricts the encroachment of urban uses into these areas;
- b. maintains the stability of lands shown as Community Areas for a variety of Low-Rise Residential purposes, including related parks, community, institutional and retail uses;

The application conforms with 2.2.1.1 as the Draft Plan maintains the stability of lands shown as Community Areas by providing an appropriate balance of residential lots, parks and open spaces which serve to protect the Natural Areas and promote a complete community with publicly accessible open spaces.

***An amendment to Section 7.3 of the VOP 2010 is required, in order to provide visual connectivity to the adjacent open space and park, greenways are permitted to the satisfaction of the City, subject to criteria:***

A greenway is permitted, subject to the following:

- a) Located to provide views of the park and open space system;
- b) May have less public street frontage to accommodate views of the park and / or open space;
- c) Are of a sufficient width to be programmed with recreational uses and a multi-use recreational trail; and
- d) Where feasible, connect to or form part of the proposed trail plan for the Subject Lands. 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.

This amendment will facilitate the ability to provide trails and natural enhancements throughout the lands dedicated for the purposes of parkland dedication. This serves the residents of the Draft Plan as well as the broader communities surrounding the proposed northerly and southerly neighbourhoods.

7.3.2.3 That all parks shall be located and oriented to be:

- a. in a central location or in the community to be served in order to act as a focal point for the community;
- b. uninterrupted by major physical barriers, such as rail lines, arterial, and collector streets, and other physical barriers that restrict access;
- c. accessible by transit, bicycle, on foot and by car;

- d. highly visible with prominent public street frontage (approximately 50% of park perimeter, where feasible) to enhance passive surveillance; and
- e. connected to other parks, open spaces and natural features to create an interconnected network of parks and open spaces.

7.3.1.4 That all existing parks shall be maintained in public ownership, and that the establishment of new parks and open spaces shall be prioritized through the parkland dedication policies in subsection 7.3.3 of this Plan.

7.3.2.4 To design parks and open spaces to:

- a. accommodate a diverse range of both passive and active recreational activities, and have flexibility to accommodate new uses or interests;
- b. cater to a broad range of users by providing space and facilities that support a range of activities;
- c. encourage healthy living through the provision of a variety of recreational facilities, ranging from sports fields to outdoor fitness areas and playgrounds;
- d. to reflect the diverse cultures in Vaughan by providing for unique activities and facilities that reflect the needs of various cultural and ethnic groups;
- e. accommodate universal accessibility and provide for a range of activities for people with disabilities; and
- f. incorporate best practice principles of sustainable design, including natural heritage enhancement, naturalized stormwater management features, use of native plant species, incorporation of environmental education features and use of low maintenance and energy efficient facilities and landscapes.

9.1.1.7 To provide a high-quality network of connected public parks and open spaces, as outlined in Section 7.3 of this Plan, that contribute to the City's overall public realm.

9.2.2.15. In areas designated on Schedule 13 as Parks, the following policies apply:

- a. Parks are public lands owned and/or operated by the City of Vaughan for passive or active recreation.
- b. Parks shall be developed and designed in accordance with the Parks and Open Spaces policies contained in Section 7.3 of this Plan.
- c. Given the specialized nature of buildings in parks, building types are not prescribed.

The areas to be re-designated as Parks (as shown on Attachment 3) conform with Section 9.2.2.15 and will be designed in accordance with policies contained in Section 7.3 of VOP 2010, subject to the site-specific amendments contained within for programable uses of the parkland where feasible and appropriate.

Notwithstanding Policy 7.2 of the Woodbridge Centre Secondary Plan, applications for new residential development and site alteration within the Subject Lands and designated “Low Rise Residential” shall be accompanied by a tree inventory and vegetation conservation plan that maintains existing healthy mature trees along the boundaries of existing residential development to the extent practical.

A tree canopy coverage replacement plan shall be required to demonstrate tree canopy replacement initiatives and enhancement opportunities to compensate for the removal of trees having a diameter of 20cm or more.

***Notwithstanding Sections 4.1 and 4.2 of the VOP 2010, the final alignment of Minor Collector Roads shown on Schedule 9 of the VOP 2010, and the final classification and layout of local roads shall not require future amendment or revision to the VOP 2010***

The proposed development provides for a continuous built form and connection of public streets to facilitate active transportation and connectivity. The development maintains the stability of lands shown as Community Areas for a variety of Low-Rise Residential purposes without major changes to the overall road hierarchy or classification. On this basis, no further amendment is required to Schedule 9. Generally, the immediate area has less opportunity for future infill due to the various changes in topography and lack of tableland in the immediate vicinity of the subject lands. The requirements of detailed transportation requirements are described further in this report, subject to conditions found in Attachment 1.

#### 2.2.1 Vaughan’s Urban Structure

In keeping with the principles of policy 2.1.3.2, future growth in Vaughan will be directed according to Schedule 1 Urban Structure. The Urban Structure establishes a comprehensive framework for guiding growth in Vaughan. Understanding the organization of the City on a macro level is necessary to achieving the overall objectives of directing growth to appropriate locations while protecting Stable Areas. To that end, the Urban Structure identifies locations for residential, mixed-use or employment intensification and clearly defines the community, employment and Natural Areas where major change is not desirable.

It is the policy of Council:



2.2.1.1 That Schedule 1 illustrates the planned Urban Structure of the City of Vaughan, which achieves the following objectives:

- a. protects the Natural Areas and Countryside for environmental, agricultural or rural purposes, and restricts the encroachment of urban uses into these areas;
- b. maintains the stability of lands shown as Community Areas for a variety of Low-Rise Residential purposes, including related parks, community, institutional and retail uses;
- c. maintains the stability of lands shown as Employment Areas for a variety of industrial, manufacturing, warehousing, small and medium-sized offices, ancillary retail uses and parks; and,
- d. establishes a hierarchy of Intensification Areas that range in height and intensity of use, as follows:
  - i. the Vaughan Metropolitan Centre will be the major focus for intensification for a wide range of residential, office, retail, cultural and civic uses. The Vaughan Metropolitan Centre will be the location of the tallest buildings and most intense concentration of development.
  - ii. Regional Intensification Corridors will be a major focus for intensification on the lands adjacent to major transit routes, at densities and in a form supportive of the adjacent higher-order transit. The Regional Intensification Corridors link the Vaughan Metropolitan Centre with other Intensification Areas in Vaughan and across York Region.
  - iii. Primary Centres will be locations for intensification accommodated in the form of predominantly mixed-use high- and mid-rise buildings, developed at an intensity supportive of transit.
  - iv. Local Centres will provide the mixed-use focus for their respective communities, in a manner that is compatible with the local context.
  - v. Primary Intensification Corridors link together the various centres on transit supportive corridors and will be places to accommodate intensification in the form of mid-rise, and limited high-rise and low-rise buildings with a mix of uses

The proposed Development achieves the overall objectives of directing growth to appropriate areas, as part of the overall urban structure, realized through the mix of low-

rise built form on tableland. The scale of open space and parkland dedicated to public ownership contributes to the long-term protection of Natural Areas.

### 2.2.3 Community Areas

Fundamental to Vaughan's Urban Structure is its communities. Woodbridge, Kleinburg, Maple, Thornhill, Concord, and the new communities of Vellore and Carrville which contribute to a unique sense of place for the City and establish the Vaughan identity. New communities will do the same.

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.

Small retail and community uses, such as schools, parks and community centres, intended to serve the local area, are encouraged throughout Community Areas to reduce the need of residents to drive to mixed-use centres to meet their regular daily needs for such amenities and services.

- 2.2.3.2 That Community Areas are considered Stable Areas and therefore Community Areas with existing development are not intended to experience significant physical change that would alter the general character of established neighbourhoods. New development that respects and reinforces the existing scale, height, massing, lot pattern, building type, orientation, character, form and planned function of the immediate local area is permitted, as set out in the policies in Chapter 9 of this Plan. (OPA #15)
- 2.2.3.3 That limited intensification may be permitted in Community Areas as per the land use designations on Schedule 13 and in accordance with the policies of Chapter 9 of this Plan. The proposed development must be sensitive to and compatible with the character, form and planned function of the surrounding context.
- 2.2.3.4 That development immediately adjacent to Community Areas shall ensure appropriate transition in scale, intensity, and use, and shall mitigate adverse noise and traffic impacts, while fulfilling the intensification objectives for Intensification Areas, where applicable.

The lands are surrounded by a mix of low-rise residential subdivisions, open space and the Humber River. Single detached dwellings on table land portions of the Subject

Lands would reinforce a planned function of the already established surrounding lands, being communities composed predominantly of two storey single detached dwellings. The existing scale, height, massing, lot pattern, and building type are compatible with smaller lots.

Existing residential lots which currently abut private open spaces are not afforded rights to views in perpetuity. The Owner has had thorough discussions with the Toronto Region and Conservation Authority and City staff and proposed revisions to the draft plan seek to preserve public vistas, views and create new open spaces and parks which are publicly accessible and promote good planning.

Chapter 3 of VOP 2010 includes policy direction with respect to the Natural Environment

It is the policy of Council:

- 3.1.1.1 To provide for the long-term health of Vaughan's natural environment for the benefit of present and future generations.
- 3.1.1.2 To support the ability of Vaughan's residents to live in a manner that has a low impact on the natural environment.
- 3.1.1.3 To work with the Toronto and Region Conservation Authority, the Region, the Province and landowners to define and protect the Natural Heritage Network within Vaughan and provide policies to enhance that Network over time.

#### Core Features

- 3.2.3.4.(In Part) That Core Features, as identified on Schedule 2, provide critical ecosystem functions, and consist of the following natural heritage components and their minimum vegetation protection zones:
  - a. valley and stream corridors, including provincially significant valleylands and permanent and intermittent streams, with a minimum 10 metre vegetation protection zone, or a 30 metre vegetation protection zone for those valley and stream corridors within the Oak Ridges Moraine and Greenbelt Plan Areas;
  - b. wetlands, including those identified as provincially significant, with a minimum 30 metre vegetation protection zone;
  - c. woodlands including those identified as significant, with a minimum vegetation protection zone as measured from the woodlands dripline of 10 metres, or 30 metres for those woodlands within the Oak Ridges Moraine and Greenbelt Plan Areas;

- 3.2.3.6. That Core Features, as identified on Schedule 2, represent key natural heritage features and hydrologically sensitive features in the Oak Ridges Moraine Conservation Plan Area, key hydrologic features in the Protected Countryside of the Greenbelt Plan, and key natural heritage features within the Natural Heritage System of the Greenbelt Plan, as defined by those Provincial Plans.

Natural Areas and features will be protected and ecological functions maintained in accordance to recommendations of the Master Environmental Servicing Plan ('MESP') .

- 3.2.3.7. That development and/or site alteration in Core Features are prohibited except for the following:
- a. natural area management, such as for forest, fish and wildlife management, for the purposes of maintaining and enhancing the functions associated with Core Features;
  - b. conservation and flood or erosion control projects, where such projects are necessary and deemed in the public interest after all alternatives have been considered, and where such projects will not result in a negative impact on the Core Features and will not have a negative impact on the ecosystem function;
  - c. transportation, infrastructure and utilities, where such projects are necessary and deemed in the public interest after all alternatives have been considered, and where such projects will minimize negative impacts on the Core Features and measures shall be identified to maintain habitat area and enhance overall ecosystem function; and
  - d. low-intensity and passive recreational activities where such activities will not result in a negative impact on the Core Features and will not have a negative impact on the ecosystem function.

The proposed Official Plan Amendment conforms with 3.2.3.7 which enable low-intensity and passive recreational uses and trails. This seeks to ensure the full and complete utility and protection for established trails and open spaces that enhance the communities experience of the parkland.

- 3.2.3.11. That minor modifications to the boundaries and alignment of Core Features, as identified on Schedule 2, may be considered if environmental studies, submitted as part of the development process to the satisfaction of the City and in consultation with the Toronto and Region Conservation Authority, provide appropriate rationale for such minor modifications and include measures to maintain overall habitat area and enhance ecosystem function. Minor modifications to Core Features from such site-specific

studies and/or in accordance with requirements in the Oak Ridges Moraine Conservation Plan, Greenbelt Plan and updated information from the Province, and deemed acceptable by the City in consultation with the Toronto and Region Conservation Authority do not require amendment to this Plan. Minor modifications are not permitted in provincially significant wetland and threatened or endangered species habitat, unless authorized by the Ministry of Natural Resources pursuant to the Endangered Species Act.

Refinements and stability improvements to the slope in this area are proposed to allow the construction of the proposed Storm Water Management Pond, adjacent parkette, and associated buffer. The proposed storm water management pond design is supported by the TRCA, subject to conditions, and will ensure that the Development is safe with respect to natural hazards, will ensure no negative impact on the natural features or their functions and there is an overall ecological benefit through corridor rehabilitation. Features will be protected, and ecological functions maintained in accordance with recommendations in the MESP.

- 3.3.1.4 That those public works considered to be generally compatible for location in the valleys are those associated with flood control, erosion control, reconstruction, repair or maintenance of existing drains approved under the Drainage Act. Public works which because of their linear nature, such as roadways, must cross the valleys at some point are permitted following completion of necessary environmental assessments. Where such structures are necessary, they must be properly sited, designed and constructed with state-of-the-art erosion and sediment control measures to minimize environmental impacts and measures shall be identified to maintain habitat area and enhance overall ecosystem function. This will include consideration of the implementation of enhanced, or “Level 1” stormwater management principles, as defined in the Ministry of Environment’s “Stormwater Management Planning and Design Manual”.

Public works proposed within the valley, including stormwater management facilities and road crossings, are supported by staff and the TRCA. Conditions respecting the final approval have been included which will ensure that the recommendations of the MESP are satisfied and environmental impacts are minimized.

### 3.3.3 Woodlands

Woodlands are comprised of Natural Areas of vegetation in the landscape and their associated wildlife populations. Those woodlands on table lands are smaller and disconnected, but provide important ecological functions that will be preserved. The variety of available woodland resources influences the range of native biodiversity in Vaughan.

Vaughan will support the maintenance of important environmental functions, attributes and linkages of woodland resources, recognizing that this will lead to more stable, resilient systems of vegetation and wildlife.

It is the policy of Council:

- 3.3.3.1. To protect and enhance woodlands, by:
- a. prohibiting development or site alteration in woodlands and their minimum vegetation protection zones except as permitted per the provisions of policy 3.2.3.7 and, in the case of significant woodlands and their vegetation protection zones, the appropriate Regional or Provincial policies shall apply;
  - b. encouraging that minimum vegetation protection zones be restored using a diversity of native tree species that are sensitive to the realities of the impact of invasive species and invasive destructive pests in new development;
  - c. seeking public ownership of woodlands and their ecological buffers through the development process; and
  - d. using sound woodland management practices that will maintain or enhance existing functions, attributes and linkages, including entering into heritage conservation and other easement agreements, where woodland resources remain in private ownership.
- 3.3.3.2. That an application for development or site alteration on lands adjacent to woodlands will not be considered by Council unless:
- a. the precise limits of any woodland within the area of the application have been established to the satisfaction of the City; and
  - b. an evaluation is carried out to determine that the required minimum vegetation protection zone between the woodland and the proposed development is sufficient to maintain or enhance existing functions, attributes and linkages of the woodland.
- 3.3.3.3 That notwithstanding policy 3.3.3.1 and policy 3.3.3.2, outside of the Natural Areas and Countryside on Schedule 1 and within the Urban Area on Schedule 1A, and outside of the Oak Ridges Moraine Conservation Plan and Greenbelt Plan Areas, development or site alteration may be permitted in a woodland if all of the following are met:

- a. the woodland does not meet any of the following criteria defining a significant woodland in the York Region Official Plan:
  - i. contains globally or provincially rare plants, animals or communities as designated by the Natural Heritage Information Centre;
  - ii. contains species designated by the Committee on the Status of Endangered Wildlife in Canada or by the Committee on the Status of Species at Risk in Ontario as threatened, endangered, or of special concern;
  - iii. is within 30 metres of wetlands, lakes and their littoral zones, permanent and intermittent streams, kettle lakes, seepage areas and springs;
  - iv. is 4 hectares or larger in size; or
  - v. is over 2 hectares and:
    - A. is within 100 metres of another Core Feature; or
    - B. occurs within the Natural Heritage Network
- b. the woodland is considered to be early successional or the woodland is dominated by invasive non-native tree species as determined by a Woodland Dominance Study to the satisfaction of the City and York Region;
- c. the woodland does not contain species or communities listed in policy 3.3.3.3.a.i or policy 3.3.3.3.a.ii; and
- d. the woodland is located outside of and is not connected to the Natural Heritage Network.

3.3.3.4 That should policy 3.3.3.3 apply, development and site alteration may be permitted within all or part of the woodland if development or site alteration does not affect the ability of the retained portion of the woodland and/or adjacent woodlands to remain significant in accordance with the criteria in policy 3.3.3.3.a of this Plan. A woodland enhancement plan shall be completed to the satisfaction of the City and York Region. Woodland enhancement will provide ecological gains in areas on or adjacent to the site, adjacent to the Natural Heritage Network, or in areas within the Regional Greenlands System.

Core Features will be protected and ecological functions maintained in accordance with recommendations per the MESP. With respect to the woodland analyzed in the MESP,

as previously discussed, subject to a permit under Section 17(2)(c) of the *Endangered Species Act* (ESA) being issued, the policy of section 3.3.4.1 is not applicable.

### 3.3.6 Environmentally Significant Areas and Areas of Natural and Scientific Interest

Environmentally Significant Areas (ESAs) are Natural Areas that have special geological or landform characteristics, hydrological or hydrogeological functions; or which support rare, threatened or endangered species; or provide high quality wildlife habitat or important habitat for a concentration of species such as migratory stop-over areas; or provide a significant linkage function. Life Science and Earth Science Areas of Natural and Scientific Interest (ANSIs) are landscapes that have provincially or regionally significant ecological and geological features, respectively. ESAs are identified by TRCA and ANSIs are identified by the Province. Vaughan will protect all ESAs and ANSIs from development to preserve their unique landscape, species and habitat features.

It is the policy of Council:

- 3.3.6.1 To protect and enhance Environmentally Significant Areas (ESAs) and both Earth and Life Science Areas of Natural and Scientific Interest (ANSIs), as identified on Schedule 3, by prohibiting development or site alteration in ESAs and ANSIs.
- 3.3.6.2 That an application for development or site alteration on lands adjacent to ESAs and or ANSIs must: a. identify planning, design and construction practices that will provide for the protection of the ecological attributes for which the ESA or ANSI was identified; b. determine the appropriate minimum vegetation protection zone and specify the dimensions of that zone and provide for the maintenance and, where possible, improvement or restoration of the natural vegetation within it; and c. assess the potential impact of the development on the ecological functions and attributes of the ESA and ANSI and provide a detailed mitigation strategy.

Appropriate buffers along the southeast limits of the North Neighbourhood are identified in the Proposed Community Plan and implemented in accordance with the recommendations of the MESP. The MESP includes an updated floodplain analysis that confirms the limits of the regional floodplain and appropriate buffers. The MESP includes recommendations regarding erosion and siltation control.

### Stormwater Management

- 3.6.6.5 That new stormwater facilities shall be: a. located outside of valley and stream corridors, unless approved by the City and the Toronto and Region



Conservation Authority in consultation with the Ministry of the Environment; and b. integrated into the design of the proposed development to positively contribute to the overall character of the development.

The location of the storm water management blocks (blocks 646,647) shown on Attachment 5 have been reviewed and approved, subject to conditions by the TRCA.

#### Parks (In Part)

- 7.3.1.1. To implement the parkland objectives and targets of the Active Together Master Plan, as amended from time to time, as endorsed by Council.
- 7.3.1.2 To support a variety of parks that are evenly distributed throughout the City, in accordance with the Active Together Master Plan, as follows:
  - a. Neighbourhood Parks are the social and recreational focal points of a neighbourhood, generally located within a 10 minute walk of the majority of the communities they serve. They provide a balance of active and passive uses, such as children's playgrounds, smaller scale skateboard zones, basketball courts, multi-use play courts, un-lit sports fields, and social gathering spaces. Neighbourhood Parks meet the needs of the local community, and in some instances, accommodate City-wide facilities. Where possible, Neighbourhood Parks should be coordinated with school sites to maximize efficiencies and shared use.

The proposed Applications will contribute to a full range of housing options within the City. The increase in low-rise housing supply within the urban boundary encourages the availability of housing options. Many of the surrounding neighbourhoods are within a 10 minute walk of the proposed park block.

#### 9.1 Elements of a Great City

- 9.1.1.1 To support the development of a high-quality, attractive and sustainable public realm that includes the following elements:
  - a. public streets and rights-of-way;
  - b. public parks and open spaces;
  - c. publicly accessible Natural Areas;
  - d. off-street trails and bikeways;
  - e. transit stations and stops;
  - f. publicly accessible private spaces; and
  - g. shared and common driveways, walkways and gardens associated with condominium developments.

## 9.1.2 Urban Design and Built Form

9.1.2.1 That new development will respect and reinforce the existing and planned context within which it is situated. More specifically, the built form of new developments will be designed to achieve the following general objectives:

- a. in Community Areas, new development will be designed to respect and reinforce the physical character of the established neighbourhood within which it is located as set out in policies 9.1.2.2 - 9.1.2.4 or, where no established neighbourhood is located, it shall help establish an appropriate physical character that is compatible with its surroundings, as set out in policy 9.1.2.5. An Established Community Area is a portion of the Community Area identified on Schedule 1 (Urban Structure) generally bounded by Major or Minor Arterial streets or other significant features such as the Natural Heritage System, which is entirely or almost entirely developed and occupied, such that its physical character is well defined;
- b. in Intensification Areas, new development will be located and organized, as set out in policies 9.1.2.7 and 9.1.2.9, to frame and support the surrounding public realm and massed to fit harmoniously into its surrounding environment, including appropriate transition to areas of lower intensity development;
- c. in Employment Areas, new development will be located and organized, as set out in policy 9.1.2.10, to provide functional buildings that meet the needs of employees that walk, cycle or take transit, and to limit any impacts on nearby Community Areas; and
- d. in Countryside areas, new development, where permitted, shall be rural in character and protect, preserve and strengthen the rural and agricultural context within which it is situated, as set out in policy 9.1.2.11 of this Plan. (OPA #15).

Policies 9.1.2.2 to 9.1.2.5 only apply to Established Community Areas, however, the general intent of the policies with respect to compatibility with existing neighbourhood character has been met. the proposed new development will respect and reinforce the existing scale, height, massing, lot pattern, building type, character, form, and planned function of that already established in the surrounding lands within the Community Area by applying the same *Low-Rise Residential* designation and land use policies characterizing the surrounding communities.

To establish a compatible physical character does not require the future redevelopment to be seemingly identical. An appropriate transition in lot sizes and built form as proposed through the development is appropriate and conforms to the policies of VOP 2010.

## 9.2.2 Land Use Designations

It is the policy of Council that:

#### Low-Rise Residential

- 9.2.2.1 In areas designated on Schedule 13 as Low-Rise Residential, the following policies apply:
- a. Low-Rise Residential areas be planned to consist of buildings in a low-rise form no greater than three storeys.
  - b. The following uses shall be permitted in areas designated as Low-Rise Residential, in addition to those uses permitted through policy 9.2.1.9:
    - i. Residential units;
    - ii. Home occupations;
    - iii. Private home day care for a maximum five (5) children; and
    - iv. Small-scale convenience retail, provided the use is:
      - A. located on a corner lot where at least one of the sides is on a collector or arterial street as indicated on Schedule 9; and
      - B. a maximum of 185 square metres of gross floor area.
  - c. The following Building Types are permitted in areas designated as Low-Rise Residential, pursuant to policies in subsection 9.2.3 of this Plan:
    - i. Detached House;
    - ii. Semi-Detached House, subject to Policies 9.1.2.3, 9.1.2.4, and 9.2.3.1;
    - iii. Townhouse, subject to Policies 9.1.2.3, 9.1.2.4, and 9.2.3.2; and
    - iv. Public and Private Institutional Buildings. (OPA #15)
  - d. In applying Policy 9.2.2.1.c. the following shall apply:
    - i. In developing Community Areas, Townhouses as identified in 9.2.2.1.c

The application for Official Plan Amendment seeks to re-designate a portion of the Subject Lands from “*Private Open Space*” to “*Low-Rise Residential*”.

#### Parks

#### Natural Areas (In part)

- 9.2.2.16 In areas designated on Schedule 13 as Natural Areas, the following policies shall apply:
- a. Natural Areas are subject to the policies applicable to Core Features in the Natural Heritage Network in Section 3.2 of this Plan.
  - b. Enhancement Areas, Built-Up Valley Lands and other lands in the Greenbelt Plan and Oak Ridges Moraine Conservation Plan connect and support Natural Areas, such that the policies regarding these lands in Section 3.2 and policy 9.1.1.8 shall be considered, where relevant, for new development and/or site alteration adjacent to Natural Areas.

Many of the trees on the Subject Lands are designated for preservation and will be conveyed into public ownership.

It is important to note that the VOP 2010 contemplates that the uses governed by the *Private Open Spaces* designation may cease to exist and provides direction on changes to this designation. Policy 9.2.2.17 specifically states:

In areas designated on Schedule 13 as private open space, the following policies shall apply:

- 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 former Township of Vaughan Landfill Sites.
- b. The following uses are permitted in areas designated as private open spaces:
  - i. cemeteries, including the following accessory buildings and structures: mausoleums, columbaria, crematoria, chapels, caretakers residences, in accordance with the provisions of the implementing zoning by-law. Crematoria shall only be permitted in cemeteries which are greater than 4 hectares in area and have frontage onto an arterial road;
  - ii. golf courses, including club house facilities and driving ranges;
  - iii. public and private open spaces;
  - iv. with respect to the former Keele Valley Landfill and former Township of Vaughan Landfill sites, decommissioning activities related to the former landfills including energy production; and
  - v. with respect to cemeteries, they shall not be laid out to prevent the implementation of a finer-grained road network in the future.
- c. 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.

- d. Given the specialized nature of Private open space buildings, building types are not prescribed.

The proposed development conforms with this policy and seeks to implement a “Low-Rise Residential” *land* use designation which has been deemed to be an appropriate alternate land use, as it is the predominant land use in the neighbourhood. The Owner provided a range of technical studies deemed required for a complete application under the *Planning Act* and subsequent staff and agency review. Through detailed staff and agency comments, the Owner has revised the draft plan to protect core features, appropriately maintaining the low-rise residential land use already established surrounding the subject lands. The complete applications submitted have met the requirements of area specific study and review.

#### Infrastructure and Utilities

9.2.2.26 In areas designated on Schedule 13 as Infrastructure and Utilities, the following policies shall apply:

- a. The Infrastructure and Utilities designation applies to lands which are used at grade for the provision of infrastructure, such as utility corridors and stormwater management ponds.
- b. The following uses are permitted in areas designated as Infrastructure and Utilities:
  - i. all uses and structures associated with the provision of a utility or municipal service;
  - ii. secondary uses such as passive or active recreation, community gardens, other utilities, parking lots and outdoor storage that are accessory to adjacent land uses subject to the review/approval of the utility provider.

The OPA identifies new stormwater management facilities which are shown as Infrastructure and Utilities within the proposed amendment to the plan. The TRCA and staff have reviewed the proposed stormwater management facilities and blocks and have included conditions of approval found in Attachment #1.

#### Woodbridge Centre Secondary Plan

The southern portion of the Subject Lands are situated within the Woodbridge Centre Secondary Plan which provides guidance for development in the Woodbridge Centre that is in keeping with the Woodbridge Heritage Conservation District and designates a portion of the Subject Lands as *Private Open Spaces* (Figure 6: Woodbridge Centre Secondary Plan Land Use Plan – Schedule 2). The proposed OPA seeks to expand the area of the Secondary Plan to include the entirety of the Subject Lands.

## 2.0 PRINCIPLES AND OBJECTIVES

1.     To Foster a Sense of Place: Development shall contribute to a defined identity and “a sense of place” for the Woodbridge Centre and shall be planned as a destination in its own right, defined by a strong pedestrian realm and a healthy mix of land uses.
2.     Protect Heritage Resources: All new development shall respect the area’s natural and cultural heritage assets and shall contribute to its heritage character, including its forests and river valleys, its landscapes and streetscapes, and its buildings and structures.
3.     Provide a Mix of Uses: A mix of uses shall be accommodated and encouraged in the Woodbridge Centre to support a vibrant community and healthy economy.
4.     Achieve a Critical Mass: Islington Avenue and Woodbridge Avenue should provide the opportunity for residential and employment intensification where appropriate, and support their role and function as vibrant neighbourhoods within the City of Vaughan.
5.     Achieve a High Quality Built Form: New development shall contribute to the defined identity of the area and ensure high quality design of architecture and built form.
6.     Establish a Central Community Amenity within the Core: Strengthen Market Lane as the core public amenity area and community focus where pedestrians can gather for social functions and community events.
7.     Create a Supportive Transportation Network: The design of the transportation network should support the expected levels of development and a range of users, including pedestrians, cyclists, public transit, and private vehicles.
8.     Protect Natural Heritage, Views, and Environmental Features: The Plan area is defined by its forests and river valleys. These environmental features and natural heritage have shaped the identity and character of Woodbridge and are to be preserved.
9.     Enhance and expand the Green Environment: Parks and open spaces shall be connected and enhanced, and additional park land/trails introduced where appropriate.

10. To provide updated mapping and policies for the Special Policy Area (SPA) consistent with current Provincial, Regional, and City policy and in consultation with the TRCA.

The Development will support a complete community with an appropriate and healthy mix of uses that are connected, including a range of low-rise housing typologies, parks and the natural and cultural heritage attributes that currently exist. The proposed development is connected and permeable to the surrounding communities, to facilitate walking, active and healthy lifestyles.

The implementation of the MESP will maintain the significant features and functions of the valley including woodlots. Views from Clarence Street are anticipated to maintain the open space character that exists today, and the protection of the vegetation protection zones or buffers along the valley edge will mitigate environmental impacts from development and will minimize the visual presence of the proposed new residential uses.

#### 4.2.4 Urban Design Policies

General Urban Design Guidelines have been created as a corresponding document to this Secondary Plan, which will provide further detail to guide new development. All new development shall be reviewed and considered within the context of these policies and the corresponding Urban Design Guidelines for this Secondary Plan.

1. A minimum 7.5 metre and a maximum 10 metre building setback from the right-of-way are required along Islington Avenue to be in keeping with the existing characteristic deep setbacks along the avenue. The deep setback provides an opportunity for private landscape enhancements and “greening of the avenue”, which is encouraged through density bonusing criteria outlined in Section 10.1.2 in Volume 1 of the Official Plan.
2. A continuous double row of street trees shall be planted along Islington Avenue, taking advantage of the deep setbacks, to visually narrow the width of the corridor and extend the wooded character of the area. Streetscaping shall be guided by a streetscape master plan for the Woodbridge Centre Secondary Plan, building on the Streetscape Master Plan established for the Kipling Avenue Corridor.
3. Views to the river valley shall be protected. Deep sideyard setbacks that are characteristic of the area, shall be maintained.
4. Additional frontyard driveway access onto Islington Avenue is discouraged for any new development. Parking access shall be provided in the back of buildings via a lane, where possible.

5. Encourage the protection and enhancement of the remaining single family residential pockets of distinct cottage heritage character, as shown on Schedule 5 - Distinct Character Areas. These areas are characterized as being “nestled” within a forested landscape, (most of which are Regionally Significant Forests and Environmentally Significant Areas) and typically have deep building setback conditions. Any development of these properties shall protect and enhance the forested landscape in accordance with Section 7: The Environment.
6. Protect the existing heritage landscape resources. All new development shall respect the Regionally Significant Forests, and the Environmentally Significant Areas as identified in Section 7.0 Environmental
6. Policies of this Plan, and the Natural Heritage policies of Section 3.0 and the Cultural Heritage policies of Section 6.0 in Volume 1 of the VOP 2010.
7. Encourage a multi-modal, transit-friendly corridor that includes transit service and amenities, bike lanes (in accordance with the Pedestrian and Bicycle Master Plan), sidewalks, and street furniture.
8. Create easy access to new parks and trails, especially for neighbourhoods east and west of Islington Avenue.
9. The northeast corner of Islington Avenue and Davidson Drive, where the local trail connects to the Inter-Regional Trail System, shall include seating opportunities and signage for both local and regional trails (see Schedule 7 or Schedule 8 for the location of the area, identified as a Trail Head or Gateway).
10. Protect the stable residential neighbourhoods west of Islington Avenue. Preserve their unique built form character: housing within a mature wooded context, spacious front and side-yards, connections to the valley and golf course via the trail system, a coherent mix of architectural styles and house forms.

The Development ensures the protection and preservation of the built form character by providing lot sizes and standards that are compatible. The Development will implement connections to the valley and Proposed Park that do not currently exist for the public today. Views to the river valley have been protected where feasible, which provides the opportunity for the public to access and enjoy this amenity. The proposed RD3 zone for single detached dwellings provides development standards which reasonably implement the suggested urban design guidelines.

The relevant Trail Network policies of the Secondary Plan include the following (In Part):

#### 6.2.1 A Complete Trails Network

1. The City shall proceed with the implementation of key off-road pathways as articulated in the Pedestrian and Bicycle Master Plan Study as a high priority



project. All development shall implement the requirements of the City of Vaughan's Pedestrian and Bicycle Master Plan as appropriate.

2. The new pedestrian and bicycle trail network proposed in the Woodbridge Centre Secondary Plan area shall be an enhancement of the Pedestrian and Bicycle Master Plan. All existing and proposed parks and public open spaces within the Plan Area shall be connected to, and made accessible by, the new trail network.
3. The park and open space system shall be accessible via trail heads as identified in Schedule 7. Trail access points shall be demarcated with trail signage that is in keeping with an overall vision for signage and wayfinding. TRCA shall be consulted prior to the finalization of pedestrian trail connections and access points in the valley where TRCA permit approval will be required, and any proposed trail system will need to comply with the VSCMP as well as their trail guidelines.

The Pedestrian and Bicycle Trails Network identifies proposed multi use trails that are intended to be constructed through the Subject Lands and provide connections to multi use trail heads located at the intersection of Mounsey Street and Clarence Street and Islington Avenue and Gamble Street.

## 7.2 Locally Important Forest Resources and Landforms

In addition to lands within the Natural Heritage Network, other natural features shall be enhanced to maintain the "community within a park setting" of Woodbridge. It is the policy of Council:

1. That existing natural forest stands or groupings of trees shall be conserved.
2. That an application for new development and site alteration affecting a site with existing groupings of trees must be accompanied by a Tree Inventory and Vegetation Conservation Plan that demonstrates tree canopy conservation and enhancement opportunities.
3. That trees on public and private property, having a tree diameter of twenty (20) centimetres or more or having a base diameter of twenty (20) centimetres or more, must be conserved, and the requirements of the City of Vaughan Tree By-law 185-2007 as may be amended, must be adhered to.
4. That the existing natural topographic features and remnant landscape forms such as the hills, the old river beds mainly evident within the Clarence Street Character Area and North Johnston Park, as well as the forested hillsides of Memorial Hill Park and surrounding the Fairgrounds, that reflect and contribute to the historic landscape and character of Woodbridge, shall be preserved and maintained.

5. That the forested character should be encouraged to expand within the urban context, within the neighbourhoods and especially along streets or trail routes in order to create a continuous system of open spaces, provide a transition to the built form and ensure that Woodbridge is continuously planned as “a community within a park setting”.

The intent of these policies seeks to protect natural features, forest and forested character. The conveyance of significant portions of the overall site for open space and public park land promote the long-term environmental preservation and conforms to Section 7.2.

***Amendments to Zoning By-law 1-88 are required to permit the Development***

The Subject Lands are zoned “OS1 Open Space Conservation Zone”, “OS2 Open Space Park Zone”, “A Agricultural Zone”, “R1 Residential Zone” subject to site-specific Exception 9(263), “R1 Residential Zone” subject to site-specific Exception 9(1090) and “R2 Residential Zone”, as shown on Attachment 2, which does not permit the Development. As such, an amendment to Zoning By-law 1-88 is required.

The Zoning By-law Amendment application has been submitted by the Owner to rezone the Subject Land as follows and subject to the following site-specific exception:

- “RD3 Residential Detached Zone Three” - all lots proposed for detached dwellings subject to a Holding Symbol (H).
- “RT1 Residential Townhouse Zone” – all Blocks proposed for street townhouse, subject to a Holding Symbol (H).
- “OS1 Open Space Conservation Zone” - the proposed open space and stormwater management blocks, subject to a Holding Symbol (H).
- “OS2 Open Space Park Zone” - the proposed park and parkette, subject to a Holding Symbol (H).

The Holding Symbol is recommended for the Subject Lands to satisfy the conditions of the City of Vaughan, Toronto and Region Conservation Authority and York Region as well as the recommendations of this report.

Table 2:

	Zoning By-law 1-88 standard	Zone requirements (RD3, OS1 zones)	Proposed Exceptions (RD3, OS1 zones)
a.	Maximum permitted building height	A maximum building height of 11m is permitted in the RD3 zone	A maximum building height of 9.5 metres (two storey's) is permitted
b.	Permitted Uses in OS2 zone	Uses permitted within OS2 zone:	Permit the following uses only within the OS2 zone:

		Driving range Golf Course Miniature golf course Recreational uses as defined in section 2.0	Playground/play facilities; ii. Local Off-leash dog park; iii. Outdoor fitness equipment; iv. Park Building (includes washroom, storage, maintenance and mechanical rooms); v. Shade Structures/Picnic Shelters; vi. Open Lawn/Informal Play Areas; vii. Court Sports (Basketball and/or Tennis Courts); viii. Vehicular parking with lighting ix. Walkways/pathways with pedestrian lighting; x. Trail Head Access; xi. Multi-use Recreational Trails (Local); xii. Multi-use Recreational Trails (City-Wide/Vaughan Super Trail (VST)); xiii. Other passive recreational opportunities (e.g., nature appreciation, gardens);
c.	Permitted Uses in the OS1 “Open Space Conservation” zone	Uses permitted in the OS1 Zone:  No building or structure other than for conservation or flood control projects is permitted within the OS1 zone	Permit the following uses only in the OS1 zone:  Playground/play facilities; ii. Local Off-leash dog park; iii. Outdoor fitness equipment; iv. Park Building (includes washroom, storage, maintenance and mechanical rooms); v. Shade Structures/Picnic Shelters; vi. Open Lawn/Informal Play Areas; vii. Court Sports (Basketball and/or Tennis Courts);

			viii. Vehicular parking with lighting ix. Walkways/pathways with pedestrian lighting; x. Trail Head Access xi. Multi-use Recreational Trails (Local); xii. Multi-use Recreational Trails (City-Wide/Vaughan Super Trail (VST)); xiii. Other passive recreational opportunities (e.g., nature appreciation, gardens);
d.	Permitted yard encroachments  (Unenclosed, Uncovered, covered, unexcavated porches, exterior stairways, balconies, bay windows)	Maximum yard encroachments  A maximum encroachment of 1.8 m is permitted	To permit a maximum yard encroachment of steps, porches (covered or uncovered) of 3 m provided a 1.5 m no encroachment zone shall be maintained

The Development Planning Department supports the rezoning of the Subject Lands shown on Attachment 4 and the proposed site-specific exception to the “RD3 Residential Detached” Zone. The rezoning and proposed development standards facilitate a Development that is consistent with other similar developments and is compatible with the surrounding area, consistent with the policies of the PPS, Growth Plan and YROP, and maintains the intent of VOP 2010 with the amendments as proposed. The lands are characterized with significant changes in slope and environmental constraints which reduces the amount of developable area based on the TRCA established development limits. Each lot proposed has appropriate grading, conforms to the minimum lot areas, lot depths and frontages, which will accommodate a compact built form and provide a variety of housing sizes and lot areas within the community.

The permitted yard encroachments of 3 metres provide flexibility for conditions where a porch is either covered or uncovered and unenclosed. By ensuring a minimum 1.5 m no encroachment zone, the location of steps and porches are safely setback from sidewalks and pedestrian walkways, etc.

The passive recreational and park related uses proposed in the OS1 and OS2 zone is required to facilitate the full utility, programmability and maximum citizen benefit of the parkland block (block 648) and open space blocks being dedicated to a public authority, allowing for the natural enjoyment of these lands.

A maximum building height of 9.5 m is required to facilitate the design of two-storey single detached dwellings. Development Planning can support this maximum height which respects the transition, height and scale of the proposed development.

***The Planning Act enables a municipality to pass a resolution to permit the Owner to apply for a future Minor Variance application(s), if required, within 2 years of a Zoning By-law coming into full force and effect***

Section 45(1.3) of the *Planning Act* restricts an Owner from applying for a Minor Variance application(s) to the Vaughan Committee of Adjustment before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands came into effect. However, the *Planning Act* also enables Council to pass a resolution to allow an Owner to apply for a Minor Variance Application(s) to permit minor adjustments to the implementing Zoning By-law, prior to the two-year moratorium.

The Development Planning Department has included a Recommendation to permit the Owner to apply for a Minor Variance application(s) to address refinements to the Development that may arise through the final design and construction process. A condition to this effect is included in the Recommendations of this report.

The Development Planning Department notes that City Council adopted comprehensive By-law 001-2021, subject to transition provisions. The zoning by-law is adopted however not in full force and effect. The amendments required to 1-88, described above in table 2 to facilitate the proposal are considered matters of transition, as regulated under By-law 1-2021.

***The Development Planning Department has no objection to the Draft Plan, subject to Conditions of Approval***

The Draft Plan shown on Attachment 5 is for the purpose of creating a low-rise residential subdivision:

Site Design

The Development Planning Department is satisfied that the draft plan of subdivision subject to the conditions of draft plan approval and proposed amendments to Zoning by-law 1-88 conform to the Official Plan and will facilitate a low-rise residential development that is compatible with the existing and planned built form in the surrounding area. The north and south residential developments respect and reinforce the existing physical character and uses of the surrounding area. Specifically, the

pattern of rear and side yard setbacks, size and configuration of lots is compatible abutting or in the vicinity of established neighbourhood lots, both of which contribute to attractive streetscapes and landscape. Staff have reviewed the Integrated Open Space and Natural Heritage System Plan, prepared by Beacon Environmental, dated May 2021, and the Landscape Master Plan, prepared by MBTW Group, revised May 2021 and conclude that the proposed development provides for a good design supporting the development of a complete community.

City staff have engaged Indigenous Peoples with an interest in the City of Vaughan on these applications. Correspondence received indicated no concerns with the development, and two emails from the Mississaugas of the Credit First Nation (MCFN) and Huron Wendat First Nation identified an interest and a request to participate in future Archaeological field work. City staff recommended to the Owner that they engage the MCFN and Huron Wendat First Nation prior to the commencement of any subsequent archeological works.

#### Urban Design and Cultural Heritage

The development maintains the overall “in the park” character while providing an appropriate balance of single detached dwellings, street townhouses, parks and open spaces within an established settlement area. The lotting of the proposed subdivision avoids irregular lots where feasible, resulting in a compact and sustainable built form. The Pedestrian and Bicycle Circulation Plan submitted by the Owner has been reviewed by staff, identifying active and passive recreational use opportunities which integrate the northerly and southerly table land where residential dwellings are proposed. The development promotes good Urban Design principles which is respectful to the Woodbridge community while preserving cultural heritage, protecting mature trees and fostering a complete community.

#### ***The Section 51 (24) Planning Act provides criteria which the subdivision must have regard for.***

- 51 (24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,
- (a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;
  - (b) whether the proposed subdivision is premature or in the public interest;
  - (c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

- (d) the suitability of the land for the purposes for which it is to be subdivided;
- (d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;
- (e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;
- (f) the dimensions and shapes of the proposed lots;
- (g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;
- (h) conservation of natural resources and flood control;
- (i) the adequacy of utilities and municipal services;
- (j) the adequacy of school sites;
- (k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;
- (l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and
- (m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the *City of Toronto Act, 2006*. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).

The proposed subdivision will provide adequate utilities and municipal services as further detailed later in this report. The subdivision provides appropriate lot sizes and dimensions in conformity with the Official Plan. Low-rise residential land uses which abut private open space are demonstrably suitable for development, where the proposed built form is similar, although not identical to the existing communities, will provide smaller single family detached and street townhouses to the community.

The proposed draft plan of subdivision has adequate school sites, utilities, municipal services. The proposed subdivision provides conservation of natural resources through the conveyance of 17.4 Hectares of land, brought into public ownership, which would otherwise remain in private ownership.

The proposed subdivision consisting primarily of single-family dwellings, which abut other built out low-rise communities, comprised predominantly of single family detached dwellings in the vicinity is suitable. The proposed draft plan of subdivision has appropriate regard for the criteria set forth by 51 (24) of the *Planning Act*.

***The Development Engineering ('DE') Department has no objection to the Applications, subject to conditions***

The following documents formed the basis of DE's review of the Planning Applications:

- Preliminary Servicing & Grading Plans, prepared by Schaeffers & Associates Ltd.; dated October 2021;
- Draft Plan of Subdivision, prepared by KLM Planning Partners Inc., dated September 20, 2021;
- Remedial Action Plan, EXP Services letter, dated August 20, 2021;
- Clubhouse Developments Remedial Action Plan Owner's Certification Letter dated October 18, 2021;
- EXP Services Reliance Letter dated October 18, 2021;
- Revised technical memorandum and drawings titled, prepared by BA Group, dated May 10, 2021;
- Technical memorandum titled, prepared by BA Group, dated June 18, 2020;
- Technical memorandum titled, prepared by BA Group, dated August 20, 2021; and
- Preliminary design drawings for external improvements and subdivision access points, and preliminary signage plans prepared by BA Group, dated July and August, 2021.

**Municipal Servicing**

The Owner has previously submitted revised Master Environmental Servicing Plan (MESP) and Functional Servicing Report (FSR), dated May 2021, both prepared by Schaeffers Consulting Engineers in support of the proposed draft plan of subdivision.

The City has initiated a Servicing Master Plan Update, Integrated Urban Water Master Plan Class EA (IUW-MP). The Study will assess the existing and planned municipal servicing systems (water, wastewater, stormwater) to support the City's Official Plan review. A Functional Servicing Strategy for the Woodbridge Centre Secondary Plan area will be established through this on-going master plan update. The completion of these studies is anticipated in the 2<sup>nd</sup> quarter of 2022, at which time specific upgrade needs will become known.

The Owner shall implement and/or contribute to infrastructure improvements based on the conclusions and recommendations of the City's Integrated Urban Water Master Plan EA and related Functional Servicing Strategy Report, as appropriate and to the



satisfaction of the City. An area specific Development Charge By-law may be subsequently established to facilitate the implementation of required sanitary sewer improvements. The Development Engineering has no objections to the proposed servicing strategies subject to addressing comments and conditions.

The following provides a summary of the municipal services for the development:

#### Water Supply

The Subject Lands are situated within two separate Pressure Districts (PD) of the York Water Supply System. The boundary splits the Subject Lands in half, with the north and south neighbourhoods situated in PD5 and PD4, respectively. Existing watermain bounding the Subject Lands are available to supply water servicing for the proposed residential uses in each respective PD. Proposed servicing for the north catchment can be provided via an existing PD5 watermain on Wycliffe Avenue and existing connection on Clarence Street. Proposed servicing for the south catchment can be provided via an existing PD4 watermain connection at Gamble Street, Davidson Drive and Mounsey Street for looping purposes. The existing watermain on Mounsey Street is in substandard conditions and the Owner is required to replace the existing ductile iron watermain along Mounsey Street to Clarence Avenue with a polyvinyl chloride (PVC) watermain, to the satisfaction of the City.

Based on the analysis, the water supply demands for the proposed development are satisfied along with the fire protection requirements. The Development Engineering has no objections to the proposed water supply services, subject to addressing comments and conditions. The Owner shall implement and/or contribute to infrastructure improvements based on the conclusions and recommendations of the City's Integrated Urban Water Master Plan EA and related Functional Servicing Strategy Report, as appropriate and to the satisfaction of the City.

#### Sanitary Servicing

The Subject Lands are bounded by an existing sanitary sewer on Clarence Street and sewers within the existing residential subdivision north, south and east of the site. The MESF proposes to connect the north and south neighbourhoods to the York Durham Sewage System (YDSS) through two separate outlet sewers. The north neighbourhood is proposed to discharge sanitary flow to the Clarence Street and join the YDSS system at the intersection of Islington Avenue and Clarence Street. The south neighbourhood is proposed to discharge its sanitary flow to the existing sanitary sewer on Davidson Drive and ultimately to YDSS at the intersection of Islington Avenue and Davidson Drive. A downstream sanitary sewer analysis concludes that the Subject Lands can be accommodated within the existing sewer network provided that select measures are adopted by the City to facilitate the additional sanitary flow. The proposed sanitary

servicing strategy for the Subject Lands depends on existing infrastructure to convey flow originally unaccounted in the original design.

The ISS study has identified the availability of residual downstream sanitary sewage capacity for the development application (north and south portions) with the implementation of proposed Risk Management Measures. The Development Engineering has no objections to the proposed sanitary services, subject to addressing comments and conditions.

### Storm Servicing

The Subject Lands are located within the Humber River watershed and are currently sloped from the highest point in the northeast corner to a low point adjacent Clarence Street. There are some wetlands/wet ponds present throughout the site which drain to the main valley feature traversing the Subject Lands or to the Humber River. Several subsurface culverts exist on Clarence Street that facilitate stormwater to flow westerly towards the Humber River. An existing sediment pond was identified at the northeast corner of the Subject Lands bordering the rear property limits of residences on Pennycross Court and Torran Road. The sediment pond currently intakes stormwater drainage from the existing subdivision bordering the Subject Lands. The existing pond was deeded to the Board of Trade Golf Course and the pond's existing municipal inlet sewer, located between 300 & 3001 Pennycross Court, is proposed to connect to the new storm sewer network within the Subject Lands.

The MESP proposes to construct two stormwater management ponds to service the north and south neighborhoods, and each pond is proposed to service each respective neighbourhood. It is proposed that both ponds discharge to the valley of the Main Humber River and provide the required controls as required by the City and TRCA.

The MESP further reviews the impacts of the stormwater servicing methods on the existing developments adjacent the Subject Lands and on downstream stormwater infrastructure. The results identified that some of the existing culverts on Clarence Street will require upsizing to accommodate the flow from the north neighbourhood and improvements to existing conveyance features like swales and ditches will be necessary. Furthermore, the existing ponds on the Subject Lands were identified to be decommissioned and consolidated with the proposed stormwater servicing approach to mitigate any impacts to the surrounding communities.

The Owner shall implement and/or contribute to infrastructure improvements based on the conclusions and recommendations of the City's Integrated Urban Water Master Plan EA and related Functional Servicing Strategy Report, as appropriate and to the satisfaction of the City.

### Lot Grading

The Subject Lands have steep topography with a fall of approximately 43 meters from the highest point in the northeast corner, to a low point next to Clarence Street. There is one major valley that traverses the subject lands which drains to an existing culvert under Clarence Street.

In some areas along the perimeter of the subject lands 3:1 grading and retaining walls have been proposed to allow the internal site grades to match into grades of adjacent properties, while keeping lot grades within the acceptable limits of City's Lot Grading Criteria. DE has reviewed the provided Preliminary Grading and Servicing Plans and in general, has no objections to the proposed grading, subject to addressing comments and conditions. At the detailed design stage, the Owner shall provide detailed grading plans confirming that the grading of the site and lot grading of the individual lots have met the current City's Lot Grading Criteria and no structures shall be located on the municipal right-of-way.

### Environmental Site Assessment

Phase One and Phase Two Environmental Site Assessments (ESA) were undertaken and provided in support of the Planning Applications for the Subject Lands. The findings of the initial ESA reports identified soil and groundwater impacts in the southern portion of the Subject Lands, where the clubhouse and operations facilities are located. Additional ESA investigations were undertaken and refined the initial findings resulting in the delineation of soil impacts to a localized area near the operations facility. The Owner's Environmental Consultant submitted a Remedial Action Plan and proposed to address the localized soil impacts through excavation and offsite disposal. In accordance with O. Reg. 153/04, the proposed re-development will require the Owner to obtain and file a Ministry of the Environment, Conservation, and Parks (MECP) Record of Site Condition (RSC) for the Subject Lands confirming the site is suitable for residential due to the change to a more sensitive land use. In addition, as a result of the required remediation and in accordance with the City's contaminated sites policy, the holding symbol 'H' shall be applied to the amending zoning by-law with removal conditional upon the implementation of the Remedial Action Plan and submission of a copy of the MECP RSC.

### Noise And Vibration Analysis

An Updated Preliminary Environmental Noise and Vibration Report was provided in support of the Planning Applications for the Subject Lands. The only significant noise sources affecting the development are the road traffic on Clarence Street and two proposed collector roads within the Subject Lands. Due to the separation distance (Islington Avenue is located approximately 260m east of the proposed development and CP Mactier rail corridor located 820m from the proposed development) and screening by the intervening residential development, Islington Avenue and the rail corridor are

acoustically insignificant with respect to the proposed development. Furthermore, the report investigated the potential noise impact of the development on the surrounding residential communities.

The report concludes that with the incorporation of the proposed mitigation measures on Lots 1 and 2, the sound levels will be within the appropriate environmental noise criteria. The future occupants will be advised through use of warning clauses. Mitigation measures to attenuate sound levels due to development of the subject lands are not required for any of the lots within the existing residential communities.

The environmental vibration due to road traffic will be negligible at the existing and future residential lots and blocks.

DE has reviewed the provided Updated Preliminary Environmental Noise and Vibration Report and in general, has no objections subject to addressing comments and conditions. A detailed noise report should be prepared once a final draft plan and final grading plans are available to ensure the applicable environmental noise criteria are achieved.

#### Transportation

Transportation Engineering staff has reviewed the Transportation Study and respective drawings submitted in support of the subject development application. Following this review, staff have provided comments regarding number of matters associated with the Draft Plan of Subdivision as well as the required external improvements. The outstanding comments are expected to be addressed and an updated draft plan, and engineering drawings for both internal roads and external improvements to be provided by the Owner to the satisfaction of the City.

#### Road Network

The proposed road network includes two minor collector roads and series of local roads. These roads provide vehicular connection to Clarence Street via the two minor collector streets for the northern area and to Davidson Drive through Lloyd Street for the southern area. In addition, an emergency and active transportation access is proposed to Wycliffe Avenue to the north and one to Gamble Street to the east.

#### Active Transportation, Transit and Parking

The Subject Lands have limited access to transit services through Islington Avenue. Therefore, it is critical to provide other travel choices for the residents including active transportation. The proposed site includes a trail system along with a sidewalk network that connects the surrounding active transportation facilities to the dwelling units within the site. Additional in-boulevard cycling facilities to be provided on both sides of Street "1" and Street "2" to enhance connectivity to the surrounding active transportation network and trailheads. The proposed subdivision consists of single-family detached dwellings and meets the City's parking requirements as per the zoning by-law 1-88.

### Traffic Impacts and Improvements

The Subject Lands are expected to introduce acceptable traffic impacts to the Regional road network while the impacts to the City roads can be significant. The submitted transportation studies demonstrate that vehicle demand from the subject lands as well as background developments impacts Clarence Street operations especially at the intersections with Woodbridge Avenue, Meeting House Road, and Wycliffe Avenue. Subsequently, external improvements were proposed to accommodate the future traffic at these intersections. These improvements include alterations to the existing and proposed lane configurations of Clarence Street / Woodbridge Avenue, a northbound right turn lane at Clarence Street / Wycliffe Avenue, and a northbound left turn lane and traffic signal at Clarence Street / Meeting House Road. These improvements are expected to be further analyzed at the detail design stage and staff will provide additional comments accordingly. Notwithstanding, the proposed changes to the intersection of Clarence Street and Woodbridge Avenue requires immediate consideration and coordination with Woodbridge Avenue Improvements and Streetscaping Project as it may change approved plans for this intersection and can create significant traffic impacts. On this basis a condition respecting intersection improvements is included on Attachment 1.

Clarence Street / Wycliffe Avenue Intersection: The Owner has proposed a northbound right turn lane to be added at this intersection. Staff have reviewed the functional design drawings and provided comments. Detailed design drawings are required to be provided as a condition of approval as shown on Attachment 1.

Clarence Street / Meeting House Road Intersection: The Owner has proposed a northbound left turn lane and installation of a traffic signal at this intersection. Signalization may not be feasible due to the location of the existing driveways within the intersection. Staff have provided comments regarding this issue and require further review at the detailed design stage.

Clarence Street / Woodbridge Avenue Intersection: The Owner has proposed alterations to the existing intersection lane configurations as well as alterations to the design proposed by Woodbridge Streetscape Plan in order to accommodate the additional vehicular traffic traveling using this intersection. Proposed modifications include the addition of a southbound left turn lane, repainting the pavement markings at eastbound approach to accommodate an eastbound left turn lane and an eastbound through lane, and removal of few on-street parking spaces when compared to the existing condition. However, Woodbridge Street Streetscape Plan proposes the narrowing of the west leg of the intersection among other details that are in conflict with the proposed improvements by the applicant. Based on the review of the submitted transportation studies, it is evident that in case Streetscape Plan design is implemented at Clarence Street / Woodbridge Avenue intersection, and proposed development is

completed without any improvements, significant delays will be experienced by the road users traveling at this intersection. Impacts are expected to be more severe at specific movements such as at southbound and eastbound approaches. Therefore, it is Development Engineering opinion that improvements as proposed by the Owner are necessary to be implemented at this location, including financial considerations, which is included as a condition of draft plan approval as shown on Attachment #1.

***The Urban Design Division of the Development Planning Department has no objection to the Applications subject to the conditions included in Attachment 1***

The Urban Design Division ('UDD') has no objection to the Applications, subject to the conditions included in Attachment 1. UDD has reviewed the following documents submitted in support of the applications:

- Draft Plan of Subdivision
- Concept Plan/Landscape Master Plan
- Community Services & Facilities Impact Study
- Sustainability Metrics
- Urban Design and Sustainability Guideline
- Architectural Control Guidelines
- Landscape Master Plan
- Landscape Plan & Details
- Landscape Cost Estimate
- Constraints Mapping
- Arborist Report & Tree Inventory and Preservation Plan
- Buffer Planting Plans
- Pedestrian and Bicycle Circulation Plan

***The Cultural Heritage Division of Development Department has no objection to the Applications subject to Conditions***

A condition approval is required that any lands to be conveyed to the public authority shall be cleared of any archaeological and ossuary concerns.

Archaeology

Stage 1 AA and Stage 2-3 AA have been submitted in support of the application. The Stage 2-3 AA was only for the subject lands identified for immediate development in this application, and a Euro-Canadian site was encountered through the Stage 2 fieldwork. Stage 3 fieldwork further identified and defined the boundaries of this site. No indigenous artifacts were encountered during this process. The Stage 2-3 AA recommended that the remaining lands within the proponent's legal land holdings that were not assessed (approximately 58.85 hectares) are to be assessed as a condition of approval.

Cultural Heritage

The following documentation submitted:

- Cultural Heritage Impact Assessment
- Heritage Interpretation Plan
- Clarence Street Character Study & Evaluation
- Cultural Heritage Conservation Design Framework

The Subject Lands are not designated under the *Ontario Heritage Act*. As well, not included in the City of Vaughan Register of Property of Cultural Heritage Value. The lands are not noted as a property of interest as per the City of Vaughan Heritage Inventory. The Cultural Heritage Impact assessment submitted concludes reasonably that there are no significant cultural heritage concerns. The submitted reports did not identify any characteristics of the subject lands to fit the guidelines of Cultural Heritage Landscapes as defined by UNESCO, by ICOMOS, or by the HIS-020 guidelines under the Ontario Heritage Trust.

***Parks Infrastructure Planning and Development have no objections to the Redesignation, Rezoning and Draft Plan, subject to the Conditions of Approval***  
Parks Infrastructure Planning and Development ('PIPD') have no objection to the proposed redesignation of the Subject Lands. Furthermore, PIPD have no objections to the Rezoning and Draft Plan, subject to the Conditions for lifting the Holding Symbol ('H') and the Owner satisfying their conditions of approval in Attachment 1 of this report.

Throughout the development application review process, the primary importance from a Parks Planning perspective is the provision and equitable distribution of parkland, access to open space trails and programming of outdoor recreational facilities within the proposed residential development. The proposal identifies parkland – Block 648 (17.4 ha) which will provide local/neighbourhood level outdoor recreational services to the residential development and community. This park is located south of Street "2" and east of Clarence Street. The park is located within the Humber River valley corridor; on the floor of the valley, however, is located outside of any hazard lands, including the Regional Storm Flood Plain and slopes. In consultation with the TRCA, a principle framework was developed which would permit passive programming opportunities within this park.

While the neighbourhood park is 17.4 ha in size, approximately 3 ha of land is expected to be utilized for local neighbourhood parkland requirements within the park block. All other lands in the Park are to be protected, restored and/or enhanced, with limited excavation and grading works. Formal identification and programming of this area will be completed through a detailed Parks and Open Space Master Plan, which will be completed as part of the detailed design process.

For parkland servicing distribution and access to recreational facilities, the provision of a tableland park, generally situated in the northwest of the proposed northern neighbourhood measuring approximately 0.4 ha in size, will be made. This park will provide recreational servicing and access for the remainder of the proposed residential

development community. Both neighbourhood parks will be predominantly programmed to accommodate local service levels to meet the provision recommendations of the 2018 Active Together Master Plan and will satisfy the total parkland dedication to the City. Public walkway and trailhead connections to multi-use pedestrian and cycling trails will form part of the local trail network and ultimately connect into the Vaughan Super Trail (100km concept) will be provided.

***The Toronto and Region Conservation Authority ('TRCA') has no objection to the development subject to Conditions***

The TRCA has advised that the staked limits of development are sufficient. Adjustments to the final development limits may occur in response to agency and departmental comments, including those provided by the TRCA through the detailed design engineering, review and agreement required as conditions of approval, as set out in *Attachment 1*

Staff have been informed that programming of the valley floor could be permitted for local recreational uses. With the programming of the valley floor permitted by the TRCA, the City has access to a suitable amount of parkland to provide for local recreational services.

***The York Region District School Board ('YRDSB') York Catholic District School Board ('YCDSB') have no objection to the development***

The Applications have been circulated to the YRDSB and YCDSB for review and comment. The YRDSB advises that due to accommodation pressures in the area future students may need to attend a school outside of their community. The YCDSB have no objection to the approval of the Development but has requested that sidewalks be provided on one side of all streets within the Plan.

***Canada Post Corporation has no objection to the Development***

The Canada Post Corporation has no objection to the Development subject to the Conditions of Approval identified in Attachment 1 of this report.

***All utility companies have no objection to the Development***

Alectra Utilities Corporation, Bell Canada and Enbridge Gas Distribution Inc. have indicated no objection to the Draft Plan, subject to the Conditions of Approval identified in Attachment 1.

**Financial Impact**

Not applicable.



## **Broader Regional Impacts/Considerations**

York Region has no objection to the proposed development, subject to the attached conditions identified in Attachment 1.

## **Conclusion**

The Development Planning Department has reviewed the Applications in consideration of the *Planning Act*, Provincial Policy Statement, Growth 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 Applications are consistent with the *Planning Act*, Provincial Policy Statement, 2020, and conforms to the Growth Plan for the Greater Golden Horseshoe, 2019, as amended. The Applications conform to the YROP and meets the “Community Area” policies of VOP 2010 with proposed amendments to VOP 2010 and the Woodbridge Centre Secondary Plan.

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

**For more information**, please contact Brandon Correia, Manager of Special Projects, ext. 8227.

## **Attachments**

1. Conditions of Draft Plan of Subdivision Approval
2. Context and Location Map
3. Proposed Land Use Designations
4. Proposed Zones
5. Proposed Draft Plan of Subdivision File 19T-19V007
6. Existing Land Use Designations (VOP 2010 Schedule 13)
7. Existing Land Use Designations (Woodbridge Secondary Plan)

## **Prepared by**

Brandon Correia, Manager, Special Projects, ext. 8227  
Nancy Tuckett, Director of Development Planning, ext. 8529

## **Approved by**



Haiqing Xu, Deputy City Manager,  
Planning & Growth Management

**Reviewed by**



Nick Spensieri, City Manager