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REGION OF YORK
CLERK'S OFFICE

FILE No. - 107

May 24, 2012

Regional Chairman Fisch and Members of Regional Council
c/o Denis Kelly, Regional Clerk
Corporate Services Department
Regional Municipality of York
17250 Yonge Street
Newmarket, ON
L3Y 6Z1

Dear Chairman Fisch and Members of Regional Council;

**MODIFICATIONS TO THE CITY OF VAUGHAN OFFICIAL PLAN - 2010
CANADIAN TIRE REAL ESTATE LIMITED COMMENTS**

We are pleased to submit comments to Region of York Council regarding the recent modifications to the City of Vaughan Official Plan - 2010 (VOP 2010) on behalf of our client, Canadian Tire Real Estate Limited (Canadian Tire). We understand that the City of Vaughan Council has endorsed a series of modifications to VOP 2010 relating to employment areas and associated designations. We further understand that these modifications are currently at the Region for consideration and approval.

As you may be aware, Canadian Tire has land holdings throughout York Region, including the City of Vaughan, that offer a variety of services and stores to its customers. These include Canadian Tire retail stores and gas stations, PartSource, and Mark's Work Warehouse. As the retail market continues to evolve, it is essential that Canadian Tire be able to adapt their stores and services in a manner that appropriately responds to the needs of their customers. In some cases, this involves making modifications to existing stores, including expansions/additions ranging from small exterior modifications and/or building additions, to major expansions.

We have reviewed the recommended modifications to the OP, and appreciate the City's consideration to provide additional policies that reflect the varying employment needs of the City. However, we would like to ensure that the recommended policy modifications do not preclude Canadian Tire from making any required modifications to their stores to meet the current and projected needs of their customers. On behalf of our client, we offer the following comments and request for clarification in relation to two of Canadian Tire's properties, located at 51 Terecar Drive in Woodbridge; and 8081 Dufferin Street in Thornhill.

51 Terecar Drive, Woodbridge

Canadian Tire leases space for a PartSource store, located within an existing retail plaza at 51 Terecar Drive, in Woodbridge. This location is designated "Prestige Employment" in VOP 2010. We recognize that the recommended modifications to the Prestige Employment designation allow for greater flexibility to allow Prestige Employment uses in prominent locations, such as along 400-series highways. We note that 51 Terecar Drive is located along Langstaff Road adjacent to Highway 400.

Regional Chairman Fisch and Members of Regional Council

May 24, 2012

The "Prestige Employment" designation in VOP 2010 permits retail uses not accessory to and directly associated with any of the "Prestige Employment" uses (Section 9.2.2.10.b.iv). The recommended modification to this designation does not allow such uses. This raises concern to Canadian Tire with respect to their ability to expand their store within the existing retail plaza.

We would like to request clarification as to the intent of this policy modification. We assume its intent is to encourage the development of office and associated uses to these identified areas. We note that the existing PartSource store, and a large majority of the existing retail plaza, does not comply with the proposed modification to the "Prestige Employment" designation.

8081 Dufferin Street, Thornhill

As noted above, our client owns a Canadian Tire retail store, located at 8081 Dufferin St., in Thornhill, located south of Highway 407 on the east side of Dufferin St. The recommended modification to VOP 2010 redesignates this property from "Commercial Mixed-Use" to "Employment Commercial Mixed-Use". Section 9.2.2.7.c.ii.C of the recommended modifications states that retail uses are permitted "provided that no Retail unit shall exceed a Gross Floor Area of 3,500 square metres; and Gas Stations", subject to criteria.

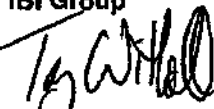
This modification poses a significant concern to Canadian Tire, as the existing store currently exceeds this maximum GFA noted in this policy. As a result, the existing retail store will become a 'legal non-conforming' use and would restrict any future expansion/modification to the existing store. As such, we recommend that a site-specific policy be added to VOP 2010 that exempts the existing Canadian Tire store at this location from the GFA limit of 3,500 square metres.

A site-specific policy of this nature will provide Canadian Tire with the confidence that the City recognizes the existing building on the site. It also provides assurance that modifications to the existing building would be permitted, and that all required planning approvals for such potential modifications would occur in a timely and efficient manner.

We understand that a staff report will be brought forward to the Planning and Economic Development Committee in June 2012, outlining the Region's response to the proposed modifications to VOP 2010, followed by Council endorsement. We would appreciate that Regional staff have an opportunity to review and respond to our above-noted comments in advance of a Council decision on this matter.

Thank you again for your consideration. If you have any questions regarding the above please do not hesitate to contact the undersigned.

Yours Truly,
IBI Group

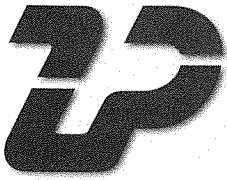


Tony Withall, MCIP, RPP
Associate

cc. Ms. Emily Chan, Canadian Tire Real Estate Limited
Ms. Barbara Jeffrey, Region of York, Manager, Land Use Policy and Environment
Mr. John Mackenzie, City of Vaughan, Commissioner of Planning

MLJ

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ZELINKA PRIAMO LTD
A Professional Planning Practice

VIA EMAIL AND REGULAR MAIL

June 13, 2012

Corporate Services Department
Regional Municipality of York
York Region Administration Building
17250 Yonge Street, 4th Floor
Newmarket, ON
L3Y 6Z1

Attention: Mr. Denis Kelly, Regional Clerk

Dear Mr. Kelly:

**Re: Preliminary Comments on Behalf of Riotrin Properties (Vaughan) Inc.
June 13, 2012 Planning and Economic Development Committee
Item D2: City of Vaughan Official Plan (2010), Volume 1
Vaughan, ON**

Our File No.: LPL/VGN/01-01

We are the planning consultants for Riotrin Properties (Vaughan) Inc. (Riotrin) with regard to the Official Plan Review, as it applies to their Vaughan Colossus Centre (Colossus) lands located at the southwest quadrant of Highway 400 and Regional Road 7 in the City of Vaughan.

On Thursday June 7, 2012 Riotrin was made aware that the City of Vaughan Official Plan (2010), Volume 1, released on June 8, 2012 with modifications, will be considered at the June 13, 2102 Planning and Economic Development Committee. It is our understanding from the related Report, that Staff are recommending that: the OMB be advised that Council supports the approval of the OP as modified; Regional staff be authorized to appear before the Board; and the Regional Clerk circulate a copy of the report to the OMB and the City of Vaughan.

On behalf of Riotrin, we submitted the attached preliminary comments regarding the Draft Official Plan (April 2010) dated June 7, 2010. While City of Vaughan Planning Staff responded to some the comments with proposed changes, many of our comments resulted in no changes to the Draft Official Plan and the Official Plan was adopted by City of Vaughan Council on September 7, 2010.

As we only received notice of the June 13, 2012 Planning and Economic Development Committee meeting last Thursday, we have not had an opportunity to review the City of Vaughan Official Plan (2010), Volume 1 released late Friday afternoon within the context of our previous comments, Staff responses and subsequent Staff modifications. As such, we are reviewing the City of Vaughan Official Plan (2010), Volume 1 and will provide comments prior to the consideration of the City of Vaughan Official Plan (2010), Volume 1 by Regional Council on June 28, 2012.

Should you have any questions, or require further information, please do not hesitate to call.

Yours very truly,

ZELINKA PRIAMO LTD.

A handwritten signature in black ink, appearing to read 'Jonathan Rodger', is written over the printed name and title.

Jonathan Rodger MScPI, MCIP, RPP
Senior Planner

cc: Riotrin Properties (Vaughan) Inc. (Via Email)
Mr. Joel Farber, Fogler, Rubinoff LLP (Via Email)
Mr. Augustine Ko, Senior Planner, Region of York (Via Email)



ZELINKA PRIAMO LTD

A Professional Planning Practice

VIA EMAIL AND REGULAR MAIL

June 7, 2010

City of Vaughan
Clerk's Department
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Attention: Mr. Jeffrey A. Abrams, City Clerk

Dear Mr. Abrams:

**Re: Preliminary Comments on behalf of Riotrin Properties (Vaughan) Inc.
Draft Official Plan Dated April 2010
City of Vaughan Official Plan Review (File OP.25.1)
Vaughan Colossus Centre
Vaughan, ON**

Our File No.: TRN/VGN/08-01

We are the planning consultants for Riotrin Properties (Vaughan) Inc. (Riotrin) with regard to the Official Plan Review, as it applies to their Vaughan Colossus Centre (Colossus) lands located at the southwest quadrant of Highway 400 and Regional Road 7 in the City of Vaughan. Riotrin has been actively participating in the Official Plan Review process and intend to continue working with the City to achieve the highest and best use of the Colossus lands over the long term.

On Tuesday April 20, 2010 Riotrin was made aware of the draft Official Plan Volume I dated April 2010. It is our understanding that the Riotrin lands are proposed to be designated Primary Centres within an Intensification Area, and more specifically High-Rise Mixed-Use Height (H) 24 Density FSI (D) 5, Mid-Rise Mixed-Use H10 D3 and Commercial Mixed-Use H10 D3. On behalf of Riotrin, we have preliminary comments as outlined below, and will continue to review the draft Official Plan policies in more detail, and may provide further comments as required.

At this time, our preliminary comments are as follows:

- We are reviewing the appropriateness of the proposed designations, including permitted uses, maximum heights and densities as they would apply to the Riotrin lands;
- We respectfully suggest that there should be wording to provide for flexibility or a recognition that policies will be implemented and transitioned over the long term as development and intensification comes to fruition. For example, we note Section 9.2.1 of the draft Vaughan Metropolitan Centre Secondary Plan that states "Existing land uses throughout the VMC are expected to continue to exist in the near term, and some may remain for the foreseeable future";
- It may be appropriate to include wording for implementation of the Official Plan whereby existing development approved under previous amendments are deemed to conform to the Official Plan, and that minor extensions or expansions

of non-conforming development are permitted without amendment. For example, we note Section 9.2.1 of the draft VMC Secondary Plan that states "Existing uses approved prior to adoption of this plan shall be deemed to conform to this plan", while Section 9.2.2 of the draft VMC Secondary Plan states "Minor expansions of previously approved uses that are not consistent with this plan shall be permitted without amendment to this plan, provided that the intent of this plan, as it applies to adjacent properties, is not compromised and ... tests ... are satisfied";

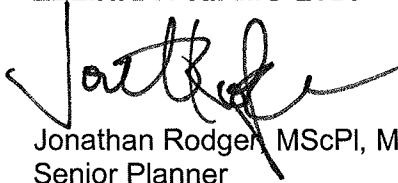
- The overall application of urban design policies may not be applicable or appropriate to individual sites, and may result in unforeseen adverse conditions when not allowing for flexible implementation and interpretation of the policies. We respectfully suggest that there should be wording to provide for flexibility. For example, we note Section 9.3.1 of the draft VMC Secondary Plan that states "A degree of flexibility in interpretation is permitted, provided the intent of the principles and policies of this Plan are maintained"; and
- The Riotrin lands are proposed to be designated as part of Area 4 on Schedule 14, and as such will require the completion of a Secondary Plan. The timing of the Secondary Plan is not known at this time and it is not clear whether development can proceed prior to the preparation of a Secondary Plan. Clarification is requested.

We would welcome the opportunity to meet with Staff to discuss our preliminary comments and a process for implementing appropriate policies while working towards the goals of the Official Plan over the longer term.

Should you have any questions, or require further information, please do not hesitate to call.

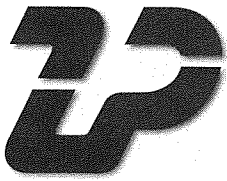
Yours very truly,

ZELINKA PRIAMO LTD.



Jonathan Rodger, MScPI, MCIP, RPP
Senior Planner

cc: Riotrin Properties (Vaughan) Inc. (Via Email)
Joel Farber, Fogler, Rubinoff LLP (Via Email)



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A Professional Planning Practice

VIA EMAIL AND REGULAR MAIL

June 13, 2012

Corporate Services Department
Regional Municipality of York
York Region Administration Building
17250 Yonge Street, 4th Floor
Newmarket, ON
L3Y 6Z1

Attention: Mr. Denis Kelly, Regional Clerk

Dear Mr. Kelly:

**Re: Preliminary Comments on Behalf of Loblaw Properties Limited
June 13, 2012 Planning and Economic Development Committee
Item D2: City of Vaughan Official Plan (2010), Volume 1
Vaughan, ON**

Our File No.: LPL/VGN/01-01

We are the planning consultants for Loblaw Properties Limited (Loblaw) for the City of Vaughan Official Plan review. Loblaw is the owner or lease holder of the following lands within the City of Vaughan, including:

- Fortinos at 3940 HWY 7;
- No Frills at 8585 HWY. 27;;
- Vacant lands fronting on HWY 27 immediately north of 8585 HWY 27 described as Part of Lot 11, Concession 8, City of Vaughan, Region of York;
- No Frills at 5731 HWY 7;
- No Frills at 3800 Rutherford Rd;
- Fortinos at 2911 Major Mackenzie Rd;
- No Frills at 1631 Rutherford Rd; and
- No Frills at 1054 Centre St.

On Thursday June 7, 2012 Loblaw was made aware that the City of Vaughan Official Plan (2010), Volume 1, released on June 8, 2012 with modifications, will be considered at the June 13, 2102 Planning and Economic Development Committee. It is our understanding from the related Report, that Staff are recommending that: the OMB be advised that Council supports the approval of the OP as modified; Regional staff be authorized to appear before the Board; and the Regional Clerk circulate a copy of the report to the OMB and the City of Vaughan.

On behalf of Loblaw, we submitted the attached preliminary comments regarding the Draft Official Plan (April 2010) dated June 7, 2010. While City of Vaughan Planning Staff responded to some of the comments with proposed changes, many of our comments resulted in no changes to the Draft Official Plan and the Official Plan was adopted by City of Vaughan Council on September 7, 2010.

As we only received notice of the June 13, 2012 Planning and Economic Development Committee meeting last Thursday, we have not had an opportunity to review the City of Vaughan Official Plan (2010), Volume 1 released late Friday afternoon within the context of our previous comments, Staff responses and subsequent Staff modifications. As such, we are reviewing the City of Vaughan Official Plan (2010), Volume 1 and will provide comments prior to the consideration of the City of Vaughan Official Plan (2010), Volume 1 by Regional Council on June 28, 2012.

Should you have any questions, or require further information, please give us a call.

Yours very truly,

ZELINKA PRIAMO LTD.



Jonathan Rodger, MScPI, MCIP, RPP
Senior Planner

cc: Loblaw Properties Limited (Via Email)
Mr. Steven Zakem, Aird & Berlis LLP (Via Email)
Mr. Augustine Ko, Senior Planner, Region of York (Via Email)



ZELINKA PRIAMO LTD
A Professional Planning Practice

VIA EMAIL AND REGULAR MAIL

June 7, 2010

City of Vaughan
Clerk's Department
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Attention: Mr. Jeffrey A. Abrams, City Clerk

Dear Mr. Abrams:

**Re: Preliminary Comments on behalf of Loblaw Properties Limited
Draft Official Plan Dated April 2010
City of Vaughan Official Plan Review (File OP.25.1)
Vaughan, ON**

Our File No.: LPL/VGN/01-01

We are the planning consultants for Loblaw Properties Limited (Loblaw) for the City of Vaughan Official Plan review. Loblaw is the owner or lease holder of the following lands within the City of Vaughan, including lands that are currently subject to planning approvals:

- Fortinos at 3940 HWY 7;
- No Frills at 8585 HWY. 27, subject to Minor Variance application A111/10 with an upcoming associated site plan amendment application to expand the existing supermarket from 2,328 sq. m to 6,595 sq. m;
- Vacant lands fronting on HWY 27 immediately north of 8585 HWY 27 described as Part of Lot 11, Concession 8, City of Vaughan, Region of York, which are subject to a Zoning By-law Amendment Application (File No. Z.02.065) and an application for Site Plan Approval (File No. DA.02.065);
- No Frills at 5731 HWY 7;
- No Frills at 3800 Rutherford Rd;
- Fortinos at 2911 Major Mackenzie Rd;
- No Frills at 1631 Rutherford Rd; and
- No Frills at 1054 Centre St.

On Tuesday April 20, 2010 Loblaw was made aware of the draft Official Plan Volume I dated April 2010. On behalf of Loblaw, we have preliminary comments as outlined below, and will continue to review the draft Official Plan policies in more detail, and may provide further comments as required.

At this time, our preliminary comments are as follows:

- In general:

- The ongoing Minor Variance application A111/10 with an upcoming associated site plan amendment application as described above should continue to be considered under the current, in force, Official Plan and policies;
 - The ongoing Zoning By-law Amendment (File No. Z.02.065) and Site Plan Approval application (File No. DA.02.065) as described above should continue to be considered under the current, in force, Official Plan and policies. Under Schedule 1, the lands are proposed to be designated Community Area, to be characterized under Section 2.2.3 by predominantly low-rise residential housing stock, with local amenities including local retail. Small retail is intended to serve the local area. According to Schedule 13L – Land Use, the lands are proposed to be designated Low-Rise Mixed-Use, with a maximum height of 4 storeys and a maximum density of 1.5;
 - We respectfully suggest that there should be wording to provide for flexibility or a recognition that policies will be implemented and transitioned over the long term as development and intensification comes to fruition. For example, we note Section 9.2.1 of the draft Vaughan Metropolitan Centre Secondary Plan that states “Existing land uses throughout the VMC are expected to continue to exist in the near term, and some may remain for the foreseeable future”;
 - It may be appropriate to include wording for implementation of the Official Plan whereby existing development approved under previous amendments are deemed to conform to the Official Plan, and that minor extensions or expansions of non-conforming development are permitted without amendment. For example, we note Section 9.2.1 of the draft VMC Secondary Plan that states “Existing uses approved prior to adoption of this plan shall be deemed to conform to this plan”, while Section 9.2.2 of the draft VMC Secondary Plan states “Minor expansions of previously approved uses that are not consistent with this plan shall be permitted without amendment to this plan, provided that the intent of this plan, as it applies to adjacent properties, is not compromised and ... tests ... are satisfied”; and
 - The overall application of urban design policies may not be applicable or appropriate to individual sites, and may result in unforeseen adverse conditions when not allowing for flexible implementation and interpretation of the policies. We respectfully suggest that there should be wording to provide for flexibility. For example, we note Section 9.3.1 of the draft VMC Secondary Plan that states “A degree of flexibility in interpretation is permitted, provided the intent of the principles and policies of this Plan are maintained.”
- Section 2.2.4 and Schedules 1 versus 13P: For the lands at 5731 Highway 7, it is not clear whether the southern portion of the lands are proposed to be designated Employment Areas on Schedule 1. Clarification from Staff is requested.
 - Section 7.3.1.2.d: It is not clear whether the lands required for public squares will be dedicated to the City or acquired through expropriation.
 - Section 9.1.1.3: We are concerned with the lack of flexibility of the pedestrian experience on public streets and rights-of-way policies, while the avoidance of blank facades along sidewalks may be difficult for retail commercial buildings due to internal operations.

- Section 9.1.2.4: We are concerned with the general lack of flexibility under the policies for new development within intensification areas, while there is a lack of transition policies to accommodate new development over the short term. It is not clear whether the lands required for parks and open space under Section 7.3 will be dedicated to the City or acquired through expropriation.
- Section 9.1.2.5: We are concerned with the general lack of flexibility under the parking related policies for new development within intensification areas. For Section 9.1.2.5.d), it is not clear whether underground parking will be required and what will be determined is "appropriate". The City of Vaughan Commercial Land Use Review dated April 1, 2010, indicated on page 58 that "The City needs to recognize the costs associated with both structured and underground parking and develop incentive packages to assist developers to provide economically viable parking solutions." We request clarification as to whether incentive packages are being developed.
- Section 9.1.2.6: As noted above, it is not clear whether the Loblaw lands at 5731 HWY 7 are partly designated for Employment Uses under Schedule 1, and consequently whether the employment area policies for new development would apply.
- Section 9.1.3.2: The proposed Green Development Standards should provide for flexibility, while it is unclear how development will currently facilitate "future renewable energy systems" and "future installation of plug-ins for electric vehicles". It would appear that the City is incorporating Green Roof requirements for buildings, which does not provide for flexibility should a white roof be proposed. It is not clear whether the policies will be applied to expansions to existing buildings. Clarification is requested.
- Section 9.1.3.3: Until the Green Development Standards are adopted by Council, a sustainable development report will be required for any site plan approval application, and the wording is to the effect that the Sustainable Development Policies outlined under Section 9.1.3.2 are requirements. It is not clear whether a Sustainable Development Report will be required for site plan amendment applications or for minor expansions to existing buildings. Clarification is requested.
- Section 9.2.1.2: While some flexibility in the land use policies under 9.2.3 is suggested, any variations must be minor and would not require an OPA, however a required urban design brief in support of the variation would be to the satisfaction of the City. The process for approval of a "variance" is unclear, i.e., whether the "variance" will require Staff, Committee or Council approval. Clarification is requested.
- Section 9.2.2.2: Only small scale retail uses up to 1,200 sq. m would be permitted for the Loblaw lands at 8585 HWY 27 under a Low-Rise Mixed-Use designation, subject to the Retail policies of 5.2.3, rendering the existing supermarket non-conforming. It is not clear whether minor expansions to existing buildings will be permitted. Clarification is requested.
- Section 9.2.2.4: Under Section 9.2.2.4.d, the existing retail uses on the Loblaw lands proposed to be designated Mid-Rise Mixed-Use will not conform with the maximum of 50 percent retail uses of the total gross floor area of all uses on a lot. It is not clear whether minor expansions would be permitted unless accompanied by non-retail development. It would appear that low-rise uses, such as the existing retail food stores on the Loblaw lands would not be permitted

under Section 9.5.2.5.e) and consequently would become non-conforming. Clarification is requested.

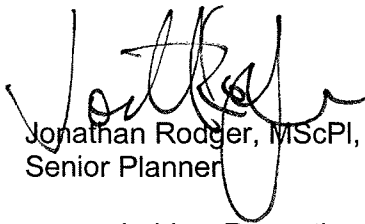
- Section 10.1.1.1: The Loblaw lands at 3940 HWY 7 are proposed to be designated as part of Area 4 and the lands at 1631 Rutherford Road are proposed to be designated as part of Area 1 on Schedule 14, and as such will require the completion of a Secondary Plan. The timing of the Secondary Plans is not known at this time. It is not clear whether development can proceed prior to the preparation of a Secondary Plan. Clarification is requested.
- Section 10.1.1.2.n: As opposed to Section 9.2.3, sustainable development aspects are "requirements" to be addressed within Secondary Plans resulting in a general loss of flexibility. Clarification is requested.

We would welcome the opportunity to meet with Staff to discuss our preliminary comments and a process for implementing appropriate policies while working towards the goals of the Official Plan over the longer term.

Should you have any questions, or require further information, please do not hesitate to call.

Yours very truly,

ZELINKA PRIAMO LTD.



Jonathan Rodger, MScPI, MCIP, RPP
Senior Planner

cc: Loblaw Properties Limited (Via Email)
Mr. Steven Zakem, Aird & Berlis LLP (Via Email)



Blake, Cassels & Graydon LLP
Barristers & Solicitors
Patent & Trade-mark Agents
199 Bay Street
Suite 4000, Commerce Court West
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T. W. Bermingham
Partner
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tim.bermingham@blakes.com

June 13, 2012

Reference: 24580/799

VIA E-MAIL

Planning and Economic Development Committee
Region of York
17250 Yonge Street, 4th Floor
Newmarket, Ontario
L3Y 6Z1

Attention: Denis Kelly, Regional Clerk

Dear Sir:

**Re: City of Vaughan Official Plan (2010) Volume 1
Planning and Development Committee Report
June 13, 2012
United Parcel Service Canada Ltd.
Northeast Quadrant of Jane Street and Steeles Avenue**

We are retained by United Parcel Service Canada Ltd. ("UPS"), owners of the lands in the northeast quadrant of Jane Street and Steeles Avenue in the City of Vaughan. The UPS Vaughan facility is the Canadian hub managing and handling 90% of the materials and logistic support of their Canadian operations. The facility has recently undergone a significant enlargement of some quarter million square feet.

UPS has been an active participant in the planning processes in and around their hub facility. UPS was a participant in the Ontario Municipal Board hearings related to approval of City of Vaughan Amendment 620, being the Steeles West Secondary Plan which carried forward and advanced policies allowing for expansion of the facility and which provide protection to their industrial operation from the potential encroachment of sensitive land uses. UPS's concerns extend to both Volume 1 and Volume 2 of the New Vaughan Official Plan and we have had discussions about these.

Insofar as Part I is concerned, the City has proposed to address UPS's concerns by:

- (a) a mapping change to Schedule 14-A to indicate the policies in Volume 2 that apply specially to the UPS lands and that serve to retain their Employment Use designation; and

22245800.1

- (b) changes to the Volume 2 policies. The version of Volume I that is before you incorporates the mapping change mentioned and shows the UPS lands with an annotation "Refer to Map 11.3.5 and Policy 11.3.14.6".¹ These references are to the proposed Volume 2 Map and policies.

Since the solution to UPS's concerns favoured by the City of Vaughan depends upon an integrated approach between Volume I and Volume 2 modifications, UPS must reserve its right to appeal the Volume I policies until such time as the Volume 2 modifications have been resolved and adopted.

Regional staff were not been enlisted to participate in the discussions as we understood that City staff would be the appropriate vehicle to address the issues in respect to the local Official Plan. City staff and local Council would then in turn report to the Region as to their position.

In summary, this letter is to advise your Committee of this modification and to explain it, and to indicate why UPS may need to appeal Volume I in order to ensure that the policies affecting its lands remain true to the intent of the Ontario Municipal Board endorsed settlement between the City, the Region and UPS.

Yours very truly,



T. W. Bermingham
TWB/mg

c: United Parcel Service Canada Ltd.
Walker, Nott, Dragicevic Associates Limited

¹ We have not been able to find a reference to this Map modification in the report that is before you.

AIRD & BERLIS LLP

Barristers and Solicitors

Christopher J. Williams
Direct: 416.865.7745
E-mail: cwilliams@airdberlis.com

June 13, 2012

BY EMAIL

Planning and Economic Development Committee
17250 Yonge Street
Newmarket, Ontario
L3Y 6ZR

Attention: Augustine Ko, Senior Planner

Dear Mr. Ko

**Re: New City of Vaughan Official Plan
Forest Green Homes - 4611 Highway 7
Planning and Economic Development Committee Meeting – June 13, 2012**

We act on behalf of 2058258 Ontario Limited ("Forest Green Homes") with respect to the lands municipally known as 4611 Highway 7 in the City of Vaughan (the "Subject Lands").

As the proponent of a development in the City of Vaughan, our client has an interest in the City of Vaughan Official Plan, Volumes 1 and 2, adopted by Vaughan City Council on September 7, 2010.

We have reviewed the Planning and Economic Development Committee June 13, 2012 Report of the Commissioner of Transportation and Community Planning (the "Report") regarding City Of Vaughan Official Plan (2010), Volume 1, (the "Plan") and the Plan as modified and set out in Council Attachment 1 and Council Attachment 2 of the Report. As a result of technical difficulties with the Region's website we were not able to access the Report and modified Plan until very recently. Based on a very preliminary review of the Plan, our client has the following concerns:

1. The Subject Lands are adjacent to lands identified as Core Features on Schedule 2 – Natural Heritage Network. The addition of Policy 3.2.3.8 may impact the proposed development of the Subject Lands. Policy 3.2.3.8 states:

That development or site alteration on lands adjacent to Core Features shall not be permitted unless it is demonstrated through an environmental impact study that the development or site alteration will not result in a negative impact on the feature or its function.

June 13, 2012

Page 2

2. The Subject Lands are located on Highway 7 which was identified as a Primary Intensification Corridor. Highway 7 has been modified to a Regional Intensification Corridor which may impact the proposed development of the Subject Lands.

Forest Green Homes may identify further concerns based on a thorough review of the Plan, as modified. Please provide us with written notice of any decision of the Planning and Economic Development Committee respecting the new City of Vaughan Official Plan.

Thank you for your assistance in this regard.

Yours truly,

AIRD & BERLIS LLP



Christopher J. Williams

CJW/ee

cc. Gilles Bisnaire, Director of Development Forest Green Homes
Louis M. Frustaglio, Vice President Forest Green Homes
Michael R. Frustaglio, Vice President Forest Green Homes
Denis Kelly, Regional Clerk

12616252.1



WESTON CONSULTING GROUP INC.

'Land Use Planning Through Experience and Innovation'

June 13, 2012
WCGI File No. 5803

Regional Municipality of York
17250 Yonge Street, Box 147
Newmarket, Ontario
L3Y 6Z1

ATTENTION: Mr. Denis Kelly, Regional Clerk

Dear Sir:

Re: City of Vaughan Official Plan Vol. 1 & 2
Proposed Mixed Use Development – 7700 Bathurst Street
City of Vaughan

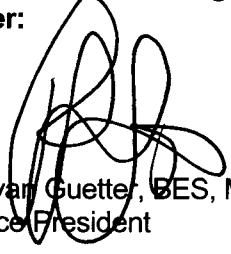
Weston Consulting Group Inc. (WCGI) is the planning consultant for the owner of the subject lands.

The attached letter is provided in relation to the subject lands as a consideration of input for the City of Vaughan's Official Plan, Volume 1 and 2. The attached correspondence may have been provided to the Region of York by the City of Vaughan; however an additional copy is provided herein.

We are in the process of discussing these matters with City Staff. Please contact the undersigned if you have any questions.

Yours truly,
Weston Consulting Group Inc.

Per:


Ryan Guetter, BES, MCIP, RPP
Vice President

Cc. S. Cohen, The Torgan Group
A. Ko, Region of York

Since
1981

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Vaughan, Ontario, L4K 5K8
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WESTON CONSULTING GROUP INC.

'Land Use Planning Through Experience and Innovation'

December 20, 2011

File No. 5803

City of Vaughan

2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

ATTENTION: John MacKenzie, Commissioner of Planning Services

Dear Sir:

**Re: City of Vaughan Official Plan Vol. 1 & 2., Centre Street Streetscape Master Plan
and Urban Design Guidelines
Proposed Mixed Use Development – 7700 Bathurst Street
City of Vaughan**

Weston Consulting Group Inc. (WCGI) is the planning consultant for 1529749 Ontario Inc., the owners of the property located at 7700 Bathurst Street in the City of Vaughan.

WCGI has been retained to undertake an examination of all planning documentation that is applicable and relevant to the subject property for the purposes of identifying future development potential and pursuing the appropriate development applications to implement a preferred development scheme.

The subject property is located at the south west corner of Bathurst Street and Centre Street. The property is 3.39 ha (8.38 ac) in area and has been developed with service commercial and office uses in a predominantly single storey plaza, with a small two storey component. The development includes two buildings with an approximate gross floor area of 91,000 ft² (8,454 m²).

The subject property is surrounded by a diverse range of land uses, including high density residential uses to the east, a transit hub and high density residential uses to the west and the Promenade Mall to the south. The lands to the north have been developed with a retail/commercial plaza along Disera Drive and beyond with high density residential development. Centre Street is identified as a "Regional Corridor" in the Region of York Official Plan and is planned to accommodate higher order transit service as part of the Region's Highway 7 Transit Corridor. The property is also located in an area which is described as the 'Town Centre Lands' which is intended to accommodate the highest density of development along this Regional Corridor.

The property is strategically positioned for redevelopment that would assist the City of Vaughan fulfilling its growth objectives which support intensification within existing urban areas. The property is considered to be a node within the corridor and is also a gateway to

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the Centre Street corridor and affords exceptional exposure on two major arterial roads. The site has tremendous potential as a key location for accommodating a high density mixed use development that is transit supportive.

Region of York Official Plan

The Regional Official Plan identifies the subject property as being located along a "Regional Corridor". Regional Corridors are intended to support mixed-use, transit supportive development that is to accommodate intensification within key development areas. The Regional Corridor policies also include an overall long-term density target of 2.5 FSI for developable areas. This is a key consideration that supports high density for the subject lands.

City of Vaughan In-force Official Plan Documents

The subject property is located within the OPA No. 210 Thornhill-Vaughan Community Plan. OPA 210 designates the property "Town Centre Commercial".

As the City's new Official Plan has not received Regional approval, and has been appealed to the Ontario Municipal Board, OPA 210 is the in-force policy document regarding the development of the site. However, the development of the site affords much greater opportunities for higher density and mix of uses than the in-force Official Plan policies. This would be consistent with Provincial and Regional policies. A proposal under the existing policy regime would fall short of achieving a form of development which maximizes the potential to provide densities that would support transit usage and investment along a Regional Priority Transit Network.

City of Vaughan New Official Plan Volume 1 & 2

According to the City's new Official Plan, the property is designated "High-Rise Mixed-Use" and is identified as being within a Special Policy Area.

With respect to the Special Policy Area Designation, the Official Plan states that development requiring an Official Plan Amendment should be developed in accordance with a comprehensive development plan, which includes a transportation component and a comprehensive plan which is to be adopted by Council prior to redevelopment proceeding. Furthermore, the policies state that new development within the Special Policy Area shall consider the underlying principles and objectives of the Secondary Plan and supporting design policies.

As the subject property comprises a full development block located within a larger portion of the Special Policy Area, it is our position that applications for a comprehensive development proposal could be considered by City Council on the basis that such applications would be accompanied by supporting documentation and studies that would provide justification for the proposed development without the need for a secondary plan.



It is also our opinion that a master plan process for the entire study area may not be appropriate given the stability of certain areas of the study area and the challenges associated with achieving consensus between all stakeholders, in particular, the residential condominiums. We suggest consideration be given to the preparation of master plans only for portions of the study area that may experience redevelopment in the foreseeable future. This will ensure the timely redevelopment of key lands along the corridor, including the subject property.

Future development of the property for high density mixed use development as is currently being contemplated would include applications for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Condominium and would be phased in accordance with a development master plan for the entire block (i.e. the subject property).

Although specific development concepts contemplated for the subject property have not been finalized, it is our view that the property would support higher densities and building height than those stipulated in Volume 2 of the City's new Official Plan. The owner has engaged an architect who is presently exploring development concepts; however, based on preliminary analysis, we envision densities in the range of between 3.5 and 4.5 FSI for the property and building heights in excess of 15 storeys, which would be similar to more recent high density development in the area north of the subject property.

City of Vaughan Zoning By-law 1-88

The site is zoned as "C2 – General Commercial". The existing zoning permits a range of service commercial and retail uses.

The development of the site for high density mixed use development will require a site specific Zoning By-law Amendment to implement the appropriate zoning standards for such a use.

Future Development of Subject Property

The owners, who have been involved in some of the most outstanding commercial projects in the GTA, bought the lands about ten years ago and to date has enjoyed success with the subject property. At this point in time, the building, that was developed 23 years ago, is showing signs of aging, and the owners are looking to redevelop the lands with a development that represents a more productive use of the site and one that is more in keeping with current growth initiatives contained in the PPS and the Growth Plan.

The owners are currently exploring options for the redevelopment of the subject property and are actively engaged in concept preparation and development. The concepts will form the basis of planning applications that will be submitted in the near future. We anticipate that the redevelopment of the subject property would support the extension of the streetscape condition of Disera Drive south of Centre Street. We also envision the development being phased.

In addition to the above commentary, we would like to take the opportunity to provide comments in relation to the City's current planning initiatives that are proposed for the subject property. Most notably, we would like to provide commentary on the Centre Street Streetscape Master Plan and Urban Design Guidelines as well as the City's new Official Plan as it pertains to the subject property.

With respect to the City's recent Planning initiatives, we offer the comments:

1. As per our comments regarding the new City of Vaughan Official Plan, we are of the opinion that the development of the site does not require further study by way of a secondary plan for the Town Centre area located south of Centre Street. It is our position that as the subject property encompasses an entire block, the development of lands can be appropriately evaluated through a comprehensive proposal which includes an Official Plan Amendment, Zoning By-law Amendment and Draft plan of Condominium based on a master plan for the property. These applications would be accompanied by technical reports and studies which would provide a thorough analysis of issues relating to the development of the property.
2. We are generally concerned with the intensity of land uses that are contemplated for the lands on gateway/node sites within the Town Centre area. Given current growth initiatives by the Province, Region and City, we are of the opinion that the proposed building heights and densities should be increased in recognition of the prominence of the subject property relative to other areas. The concern relates to the need for employment and residential densities that would support committed investment in public transit. Furthermore, we are concerned that the proposed densities do not provide the critical mass required to support the planning objectives regarding mixed use and the main street character of the Centre Street Study Area.
3. Given that the lands immediately north of the subject property have failed to develop at sufficient height and density as identified in the various policy documents, it is expected that additional density and building height could be accommodated on the subject property so as to allow the City to achieve its growth objectives and focus development along Centre Street as opposed to peripheral areas of the Town Centre area.
4. Within the Urban Design Framework as it relates to the Town Centre Character Area, the statement is made regarding: *'a variety of building types can be accommodated but predominantly mid to high rise forms with the tallest buildings directed to the centre of these lands and away from established low rise neighbourhoods'*. While we agree that it is important to provide appropriate transitions to adjacent low rise neighbourhoods, we generally disagree with the requirement for taller buildings to be accommodated within the interior of the Town Centre Character Area. There are a number of key locations at the perimeter of the Town Centre area where taller buildings could be accommodated without impacting existing adjacent low rise neighbourhoods.

This policy directive would make it difficult to achieve some of the urban design objectives identified in the Urban Design Guidelines. The direction with respect to *'Gateways providing significant sense of scale and identity that act as both thresholds to, and landmarks for the Centre Street Corridor'*, would be difficult to achieve if gateway sites are competing against areas interior to the Town Centre area which are of a greater scale and intensity.

5. The Built Form Guidelines as they relate to High Rise Building Massing causes some concern with respect to design flexibility for mid-rise and high-rise buildings. These guidelines are considered rigid and may result in a standardized built form with little variation in building massing and design.
7. We have concerns with respect to the requirement for provisions of mid-block accesses as it relates to the subject property. The proximity of the proposed mid-block access to a major intersection (Bathurst Street and Centre Street) has the potential to impact the functionality of the intersection. The multiple access points identified in the demonstration plan for the Promenade Mall lands are considered to be redundant given the full access intersections immediately adjacent to the subject property. Future development proposals may contemplate private driveway access at these locations; however, we suggest that any accesses contemplated be private driveways, which will provide many benefits and will be more feasible. The division of the subject property with mid-block accesses will have a significant impact on the design efficiency of underground parking facilities.
9. The manner in which the demonstration plan for the Promenade Mall lands has addressed parking demand for the redevelopment of the site is concerning. It is not clear whether the scale of redevelopment contemplated in the demonstration plan can be supported by adequate parking. The demonstration plan suggests a heavy reliance on structured or underground parking.

We trust that the above comments will be considered with respect to the draft Centre Street Streetscape Master Plan and Urban Design Guidelines as they relate to the property. We reserve the right to provide further comments as necessary in the future.

Please also consider this our formal request on behalf of our client to be notified of any further meetings or decisions concerning the policy framework governing these lands.

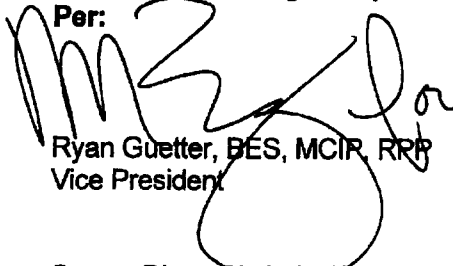
We would appreciate the opportunity to discuss the above comments with City Staff and look forward to advancing development applications for the subject property at the appropriate time.

For further information related to this submission please contact the undersigned or David Capper at extension 305.

Yours truly,

Weston Consulting Group Inc.

Per:

A handwritten signature in black ink, appearing to read 'Ryan Guetter', is written over the printed name and title.

Ryan Guetter, BES, MCIP, RRP
Vice President

Cc: Diana Birchall, City of Vaughan
Moira Wilson, City of Vaughan
Anna Sicilia, City of Vaughan
City Clerk, City of Vaughan

HUMPHRIES PLANNING GROUP INC.

June 13, 2012
HPGI File: 10236

Denis Kelly, Regional Clerk
Corporate Services Department
Regional Municipality of York
York Region Administration Building
17250 Yonge Street, 4th Floor
Newmarket, ON L3Y 6Z1

**Re: June 13, 2012 Planning and Economic Development Committee Meeting
Report – City of Vaughan Official Plan (2010) Volume 1
Re: 77 Woodstream Inc.**

Humphries Planning Group Inc. represents 77 Woodstream Inc. owner of land located at 77 -87 Woodstream Boulevard just south of Highway 7 and east of Martin Grove Road in Woodbridge. The subject site is 3.6 acres (1.48 ha) in area and is currently developed with the La Primavera banquet hall and extensive underground parking garage.

On behalf of 77 Woodstream Inc., owner of lands located at 77-87 Woodstream Boulevard, we do not support staff recommendation contained the report as specifically related to the 77-87 Woodstream site.

Site specific comments provided by staff pertaining to these lands recommend a DEFERRAL of the land use designation as contained in the staff report and further recommends in item 1) of Council Attachment 2, that the land use designation of Mid-Rise Mixed Use be removed from the Schedule 13 and not to approve a land use designation at this time.

WE RESPECTFULLY REQUEST THAT STAFF RECOMMENDATION FOR A DEFERRAL BE REFUSED AS RELATED TO LAND LOCATED AT 77-87 WOODSTREAM BLVD AND THAT THE DESIGNATION OF MID-RISE MIXED USE AS ADOPTED BY CITY OF VAUGHAN BE SUPPORTED BY COUNCIL AND THAT THE ONTARIO MUNICIPAL BOARD BE SO ADVISED.

216 Chrislea Road
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L4L 8S5

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www.humphriesplanning.com
~ Do Something Good Everyday! ~

Submissions have been made to the City of Vaughan as early as May 2010 as part of the City's ongoing Official Plan review process in support of a Mid-Rise Mixed-Use land use designation for this property. City of Vaughan Planning Staff recommended to its Council that the subject site be designated for Mid-Rise Mixed-Use Residential. Council concurred with staffs recommendation and in September 2010 the City of Vaughan adopted a Mid-Rise Mixed-Use land designation for the subject site. In March 2011, private land use planning applications were filed for the subject land which proposed 379 residential units and 1800m² of commercial space. The private applications proceeded to a public meeting in June 2011.

Subsequent to such, Hemson was asked to review / update its conversion report for the City and did not support this site for conversion purposes. It is important to note that Council was aware of Hemsons comments regarding the conversion matter and still maintained a Mid-Rise Mixed-Use land designation for this property despite having numerous opportunities to alter its decision since September 2010.

In support of maintaining a Mid-Rise Mixed-Use land use designation for the 77 Woodstream Incs. lands, information is being provided herein for consideration by the Committee which includes a description of attributes of the site and surrounding area, review and response to Hemson Consulting comments respecting the proposed land use conversion and applicable Growth Plan Policy related to land use conversion.

PERTINENT FACTS REGARDING THE SITE AND SURROUNDING AREA:

The site:

- is located within 225m of HWY 7 – a REGIONAL CORRIDOR where transit infrastructure improvements will be implemented to promote transit ridership and reduce vehicle dependency on a inter-regional basis.
- is located within 500m of Martin Grove Road, the location of a major transit station area.
- is zoned for Prestige Employment Uses as are the lands to the immediate north and south. Existing land use for adjacent properties consist of industrial condominiums with uses inclusive of restaurants, offices and small businesses.
- is located within 100m of a high density residential development currently under construction at the south west corner of Woodstream and Highway 7.

- backs onto Rainbow Creek Valley and is across from an existing landlocked residential community.
- is just steps away from a major sports facility located on Martin Grove Road just south of the subject property.
- is currently developed and used as a Banquet hall facility with an extensive underground parking garage and employs 4 full-time staff. Banquet hall uses will no longer be permitted within employment areas per new OP 2010 policies. Conversion of the site for employment uses would be extremely difficult and cost prohibitive.
- Is subject to site specific which propose 19,000-20,000 sqft of office/commercial space which exceeds the banquet hall area currently in place today in addition to 379 residential units.
- will generate greater employment opportunity and also increase potential for transit usage with added residential units by comparison to present day uses.
- has completed technical studies which support the proposed uses in terms of noise and vibration.
- If developed for Mid-rise Mixed-Uses does not preclude adjacent lands from continuing on in their existing fashion.
- If developed for Mid-Rise Mixed- Uses does not preclude land immediately to the north from redeveloping for Mid-Rise Mixed-Use in a comprehensive fashion / or to become integrated with the subject site. (land to the north has a Mid-Rise Mixed land use designation – not employment)

GROWTH PLAN POLICY RESPECTING LAND USE CONVERSION

Page 11 of the Region of York staff report specifically addresses the conversion matter for 77-87 Woodstream and indicates that Regional staff need to maintain a **consistent** approach on conversion matters, to ensure they meet Growth Plan policies and to protect viable employment lands.

Staff appears to have relied upon the work of Hemson Consulting which did not support the conversion of this site for mixed use residential purposes with the reasoning being that: ***the lands are designated in an Employment Area General designation and are located in a viable employment area.*** Hemson also suggested that ***the proposed land use conversion does not satisfy the policy criteria set out in the Growth Plan to permit the conversion of the employment lands with residential uses.***

It is our opinion that the Hemson report as prepared may be flawed and did not give thorough consideration to this site and the surrounding land use context or

the new policy provisions to be implemented for employment use areas. With respect to conversion policies contained within the Growth Plan Hemsons review work indicated the following:

Section 2.2.6.5 of the Growth Plan

a) there is a need for the conversion.

Hemson has stated that the area is competitive and marketable as industrial land and should be retained in that designation to accommodate long-term growth.

Response:

- The Altus Group was retained by 77 Woodstream Inc. to review this particular matter and has indicated that the determination by Hemson that need has not been established for a conversion at this location is not entirely correct.
- A review of information made available to the public as part of this process was conducted by Altus on behalf of 77 Woodstream has indicated that there are differences between projections and inventories prepared by Hemson and the Region which makes it difficult to assess whether the comparison of projected need for employment lands and potential supply of employment lands have been done on a comparable basis.
- For instance, Hemson has excluded employment areas that are occupied by retail uses and fails to consider the possibility that these lands could be redeveloped at a future date for intensified employment uses.
- Hemson has not appeared to consider the question of need for residential uses at this location, in light of a major transit station being located at Martin Grove and Hwy 7.
- The Growth Plan indicates that (Section 2.2.5.1) Major Transit station areas and intensification corridors will be planned to achieve – increased residential and employment densities that support and ensure the viability of existing and planned transit service levels as well as a mix of residential, office, institutional and commercial development wherever appropriate. The site is located within 500m of this area. Adding residential density to this site will help advance the support for extending the Highway 7 rapidway westerly to Martin Grove Road which in turn **will also** support the employment lands in the area.
- In addition to the above, it is not apparent that Hemson considered the characteristics of the subject site and its current development. There is an extensive underground parking area which would not be conducive to many heavy employment uses. Further the conversion of the existing building to offices or other employment type uses would not be easily undertaken and is likely to be financially unfeasible.

- Furthermore, as indicated at the onset, the subject lands are utilized as a banquet hall which is currently a permitted use within an employment designation. Arguably, a banquet hall is not an employment use but rather a service commercial use. It is our understanding that the City intends to prohibit banquet halls as permitted uses within employment areas in its new official plan.
- b) The Municipality will meet the employment forecasts allocated to the Municipality; and,**
- d) the lands are not required over the long term for the employment purposes for which they are designated**

Hemson has indicated that the subject land has been included in the base supply in the analysis and employment land need and therefore is required to meet the allocated employment forecasts.

Response:

- If Hemson had examined this site in greater detail it would have understood that the site is occupied by a non-employment use and should have not been included as part of its base supply with an expectation that it would be converted to an employment use in the future.
 - The subject land has an area of 3.8 acres is currently used as a banquet hall, would not be easily converted to pure employment uses or office uses and therefore is insignificant in its importance of be included as part of the base supply by Hemson in its analysis.
 - The City has decided that it will now be restricting commercial /retail uses within its employment areas to 30% thereby generating more pure employment use areas.
- c) conversion will not adversely affect the overall viability of the employment area, and achievement of the intensification target, density targets and other policies of the plan**

Hemson has indicated that the conversion of the subject site will likely have a destabilizing effect which could adversely affect the viability of the abutting employment area to the west.

Response:

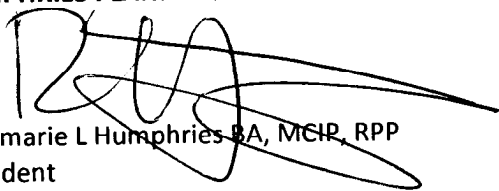
- We do not envision such to be the case given the existing nature of uses which occupy the area today which include industrial condominium with offices and other light industrial uses immediately to the north and west of the site.
- The landowner has retained consultants to examine whether from a technical perspective of noise and vibration there may be issues for a mixed use residential at

this location. Reports have been completed which findings indicate that there are no noise and vibration concerns at this location as related to the proposed land use. This report has been accepted by the City.

- We consider the proposed uses to be compatible and complementary with existing uses in the area.
 - Approval of residential uses in the area has already occurred and development of such is now underway. These particular approvals are located immediately adjacent to more intense industrial uses.
 - The Site specific applications proceeded to a public meeting wherein no objections were made regarding the proposed project.
- d) **there is existing or planned infrastructure to accommodate the proposed conversion**
Hemson has not considered this to be a factor in the analysis.
- e) **cross-jurisdictional issues have been considered**
Hemson has not considered this to be factor in the analysis.

In light of the above information, it is our opinion that a Mid-Rise Mixed-Use land use designation is an appropriate land use designation for the subject land and should be maintained per the City of Vaughans' New Official Plan as adopted in September 2010.

Yours truly,
HUMPHRIES PLANNING GROUP INC.


Rosemarie L. Humphries BA, MCIP, RPP
President

cc. 77 Woodstream Inc.

Encl. Attachment – Vaughan Staff Recommendation
Attachment – Vaughan Land Use Schedule (April 2010)
Attachment – Area / Site Airphoto

Attachment 1

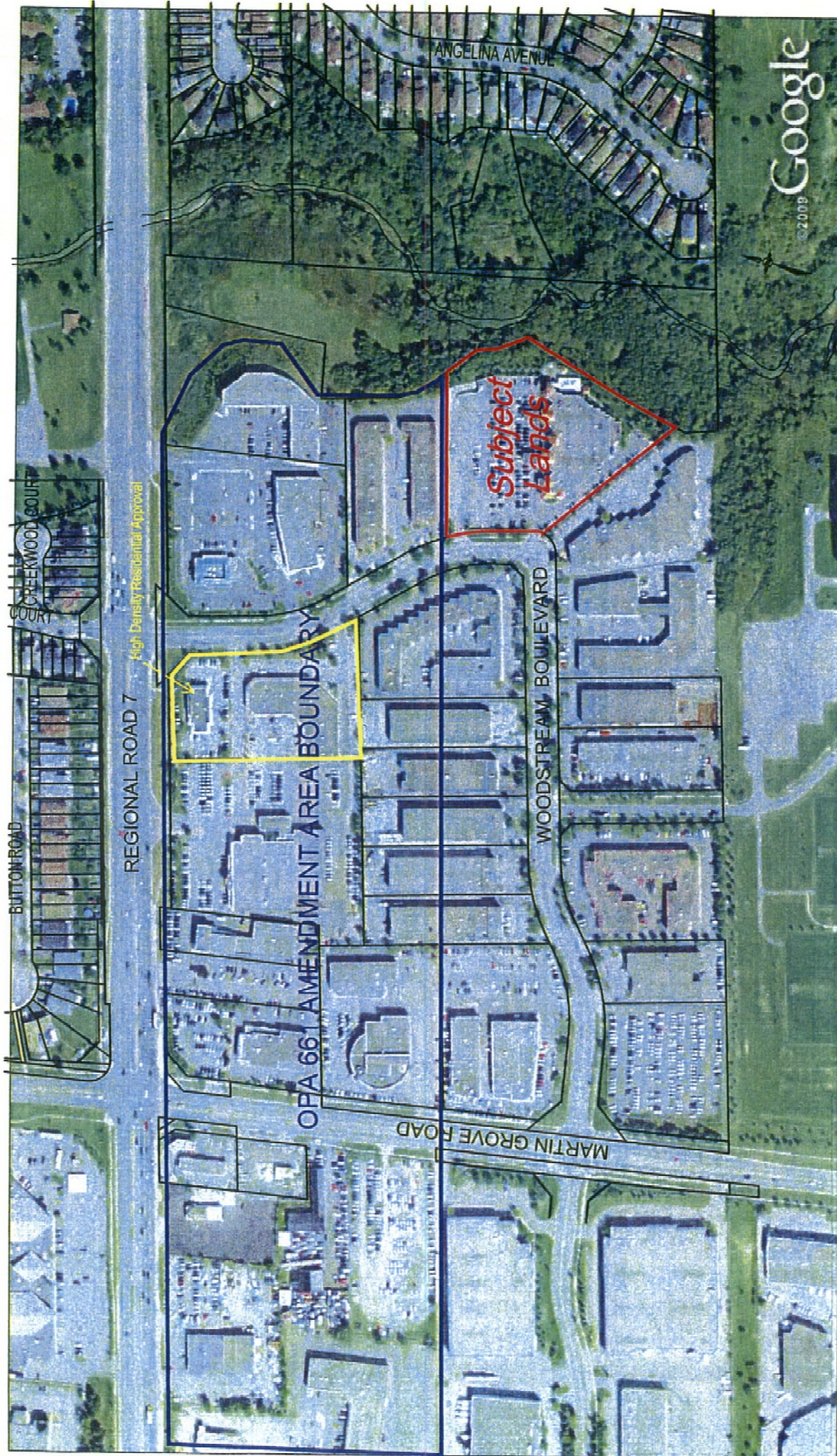
Part B: Summary of Respondents' Requests/Concerns and Staff Comments and Recommendations

Item	Submission	Issue	Comment	Recommendation
164A	DATE: May 25, 2010 RESPONDENT: La Primavera LOCATION: 77 Woodstream Boulevard	Request subject property be designated Mid-Rise Mixed Use, believe this will be more reflective of current land use permissions. <i>Extract from city of Vaughan OP. Review.</i>	The proposed redesignation from "General Employment" to "Mixed-Use is considered appropriate. The lands abut a valley system and other lands designated "Mid-Rise Mixed-Use" and would take advantage of the valley exposure. The lands are also currently occupied with a banquet hall and convention centre which is more in keeping with the requested designation. The lands are also in close proximity to transit along Highway 7 and Martingrove Road. A policy to address the interface between Employment areas and any other designation should be added.	That Schedule 13-P be amended to designate the lands "Mid-Rise Mixed-Use". That a new Policy 9.1.2.7 is recommended as follows: Where there is a change in land use designation between Employment areas and any other designation, the existing neighbouring uses will be protected where necessary by the provision of landscaping, buffering or screening devices, and measures to reduce nuisances and, where necessary, by regulations for alleviating adverse effects included but not limited by lighting, noise and truck traffic. Such provisions and regulations shall be applied to the proposed development and, where feasible, shall also be extended to the existing use in order to improve its compatibility with the surrounding area; and/or, In all cases where a proposed development seriously affects the amenity of the surrounding area, consideration shall be given to the possibility of ameliorating such conditions, as a condition of approving an application, especially where public health and welfare are directly affected.

Attachment 1

PART D: MAPPING AND RECOMMENDED CHANGES (PUBLIC)

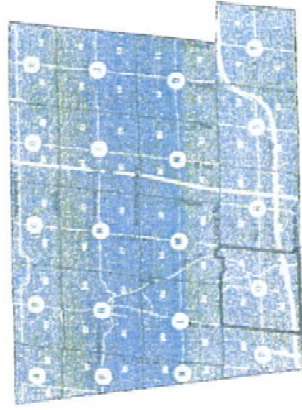
Schedule #	Item	Submission	Recommendation
13 AND 13-Q	164A	DATE: June 27, 2010	Revise Schedule 13 and 13-Q to designate lands as Mid-Rise Mixed-Use.
	164B	RESPONDENT: Humphries Planning Group LOCATION: 77 Woodstream Boulevard	
13 and 13-C	166	DATE: June 14, 2010	The appropriate Schedules will be changed to reflect the previous approvals as per Plan of Subdivision 19T-03V07.
		RESPONDENT: Humphries Planning Group LOCATION: Subdivision 19T-03V07	
2, 13 and 13-P	180	DATE: June 07, 2010	(Response to Appendix A of Submission) 1. Lands east of 131 and 155 Regal Crest as shown as within the Parkway Belt West Plan (PWBWP) adhering to Policy 2.2.6 of the Vaughan Official Plan and "Infrastructure and Utilities in Schedule 13 and 13-P. The intent of Schedule 1 is to illustrate a comprehensive illustration of Vaughan's Urban Structure which includes Provincial Plans such as the Parkway Belt West Plan. 2-3. "Core Feature" designation on Schedule 1, 2, 13 and 13-P, over lands municipally known as 91 Royal Group Crescent shall be removed as development currently exists over these lands. Mapping revision recommended. 4 & 6. Inconsistencies in the proposed Rights-of-way or Road Network as identified on Schedule 9 be resolved through the finalization of the
		RESPONDENT: Pound & Stewart LOCATION: 131 and 155 Regalcrest Court	



SCHEDULE 13-0
Land Use

Attachment # 3

- | | | | |
|--|-----------------------|--|--|
| | Natural Areas | | New Community Areas |
| | Parks | | Theme Park and Entertainment |
| | Private Open Spaces | | Parkway Belt West Lands |
| | Agricultural | | Infrastructure and Utilities |
| | Rural Residential | | Roads |
| | Low-Rise Residential | | Railway |
| | Low-Rise Mixed-Use | | Greenbelt: Plan Area and Oak Ridges Moraine Conservation Plan Area |
| | Mid-Rise Residential | | |
| | Mid-Rise Mixed-Use | | |
| | High-Rise Residential | | |
| | High-Rise Mixed-Use | | |
| | Commercial Mixed-Use | | |
| | Downtown Mixed-Use | | |
| | General Employment | | |
| | Prestige Employment | | |
| | Major Institutional | | |



April 2010

DRAFT





June 13, 2012

Planning & Economic Development Committee
Regional Municipality of York
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1



Tony Carella, FRSA
Ward 2 / Woodbridge West
Councillor

Dear Members of the Committee:

77 – 87 Woodstream Boulevard, Vaughan / Vaughan Official Plan 2010 Review

I am writing to you in my capacity as local councillor for the area in which the lands specified above are located and which are before you today (and in respect of which site-specific Vaughan Official Plan Amendment File OP.11.003 and Vaughan Zoning By-law Amendment File Z.11.009 have been filed).

I do so in order to underline my strong support for both of these applications.

I will leave to others more expert in these matters the planning justification for approval of these applications; however, I do wish to bring to your attention a decided benefit to the local community should these applications meet with your approval and the proposed development of this site goes forward. To do so, I have to comment on the attached map which shows the surrounding area.

Immediately to the east of the subject lands, and across an open space bisected by Rainbow Creek, is the neighbourhood known as Kipling South, comprised of single family dwellings on either side of Kipling Avenue, south of Regional Road 7 (RR7) and on streets feeding into Kipling Avenue (i.e., Hawman, Coles, and Nadia Avenues, and Veneto Drive, and beyond).

To the south of the subject lands---on the same side of Rainbow Creek as the subject lands and fronting onto Martin Grove Road---are several public, quasi-public, and private facilities and institutions. These include the Ontario Soccer Centre; Holy Cross Catholic High School; Vaughan Grove Park (belonging to the City of Vaughan and featuring several soccer fields and baseball diamonds); Villa Giardino (a condominium apartment building catering to seniors); Shining Through (a school for autistic children); and Amica at Villa Da Vinci (a retirement home).

For many years, students enrolled at Holy Cross and living in the Kipling South neighbourhood were bussed to school; then the York Catholic District School Board, determining that the service did not meet board criteria, cancelled it, forcing parents to either drive their children to school or have them walk north to RR7, east along RR7 to Martin Grove Road, and then south to the school. You can understand that parents were unhappy about these options, especially the second one, because where RR7 crosses Rainbow Creek the highway narrows from six lanes to four as it approaches the bottleneck east of Kipling, after which the roadway runs below the CP Rail bridge in the direction of Islington Avenue.

Indeed, many parents who would otherwise wish to see their children get the exercise of a daily walk to and from school were distressed at the thought of that walk taking their children along a narrowing stretch of RR7, one with even narrower sidewalks.

It was with this in mind that the idea was first broached by several parents that a pedestrian bridge across Rainbow Creek, south of RR7, linking the Kipling South neighbourhood to the facilities and institutions along Martin Grove Road (and especially Holy Cross High School) would be a suitable solution.

That solution is now within our grasp.

The owner of the subject lands has explored the cost of a pedestrian bridge at this location, had preliminary discussions with the Toronto & Region Conservation Authority, and publicly committed to building such a bridge if these applications are approved. The benefit of this structure to the local community will be incalculable, if for no other reason it will provide a means of access and egress from what is a comparatively isolated community---the intersection of Kipling Avenue and RR7 being the only point of entry into the neighbourhood. (As it stands, the unopened portion of the Kipling Avenue road allowance south of this neighbourhood will never be completed to Steeles Avenue, as the twin barriers of the natural terrain and Highway 407 make the cost prohibitive.)

Another plus, in my view, is the prospect of residential condominium towers overlooking this stretch of open space. The area is one of the most scenic in my ward, but whatever attractions it may have as such are lost, since none of the buildings in the area afford any sort of overview of this green space. It is, in other words, a natural amenity that must go unappreciated, even by those who work beside it, as the vegetation along the creek blocks any view into this most scenic area.

I respectfully request your positive consideration of these applications, and in anticipation of your approval, I thank you on behalf of the residents of Kipling South.

Yours truly,

A handwritten signature in black ink, appearing to read 'Tony Carella', with a long, sweeping horizontal line extending to the right.

Tony Carella
Councillor, Ward 2 / Woodbridge West

Attachment



June 12, 2012

Mr. Denis Kelly, Regional Clerk
The Regional Municipality of York
17250 Yonge Street, Box 147
Newmarket, ON L3Y 6Z1

Dear Mr. Kelly:

**RE: MODIFICATIONS TO THE VAUGHAN OFFICIAL PLAN – 2010
 RESPONSE TO PUBLIC, GOVERNMENT AND AGENCY SUBMISSIONS
 FILE 25.1
 ITEM 23, REPORT NO. 12, OF THE COMMITTEE OF THE WHOLE, APRIL 17, 2012**

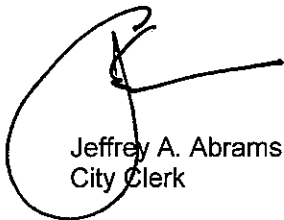
Further to the inquiry by Mr. Raynor with respect to the attached correspondence from Mr. John MacKenzie, Commissioner of Planning for the City of Vaughan (June 12, 2012) in this matter, this is to confirm that Vaughan Council at its meeting of April 17, 2012 approved the recommendation of the Committee of the Whole in the form recited by Mr. MacKenzie.

For your further assistance I am attaching my letter to you dated April 23, 2012 transmitting Vaughan Council's decision of April 17, 2012. I have also attached pages 1 through 7 of the extract sent with my correspondence which sets out the amendments made by Committee of the Whole and by Council. The relevant portion may be found on page 6, at paragraph 8).

In that Mr. MacKenzie has custody of the Official Plan document, it was appropriate for him to submit his June 12, 2012 correspondence to the Region requesting "that the Regional Planning and Economic Development Committee recommend the inclusion of the above modification in addition to the recommendations presented by the Region of York Transportation and Community Planning Department" on the basis that the modifications were unintentionally omitted from the current modified version of the Vaughan Official Plan 2010.

It would be appreciated if you could place this correspondence and its attachments before the Planning and Economic Development Committee tomorrow for consideration with Item D2 on its agenda.

Sincerely,



Jeffrey A. Abrams
City Clerk

.../2



Attachment:

1. Correspondence, June 12, 2012, John MacKenzie, Commissioner of Planning
2. Transmittal Letter, April 23, 2012, Jeffrey A. Abrams, City Clerk
3. Excerpt from Council Extract, pages 1 through 7, Item 23, Committee of the Whole Report No. 12, April 17, 2012

JAA/

- c. Heather Konefat, Director of Community Planning, Region of York
Augustine Ko, Senior Planner, Community Planning, Region of York
Clayton Harris, City Manager, City of Vaughan
John MacKenzie, Commissioner of Planning, City of Vaughan
Heather Wilson, Director of Legal Services, City of Vaughan
Roy McQuillin, Manager of Policy Planning, City of Vaughan

DATE: JUNE 12 2012

**TO: MEMBERS OF REGIONAL PLANNING AND ECONOMIC DEVELOPMENT
COMMITTEE AND REGIONAL COUNCIL**

**FROM: JOHN MACKENZIE, COMMISSIONER OF PLANNING
CITY OF VAUGHAN**

RE: MODIFICATIONS TO THE VAUGHAN OFFICIAL PLAN – 2010

On April 17, 2012, City of Vaughan Council adopted the following Committee of the Whole Recommendation:

That Vaughan's 2010 Official Plan be modified to identify the lands located on lots 30 and 31 of Concession 2 (collectively 350 acres known as the Rizmi Lands) as a special policy/site specific area on Schedule 14, with accompanying text specifying that the land-use designation(s) for and policies applicable to the lands are to be determined in accordance with the outcome of previously filed Ontario Municipal Board appeals.

These modifications were unintentionally omitted from the current modified version of the Vaughan Official Plan 2010, but should have been added as per local Council direction.

On this basis, it is requested that the Regional Planning and Economic Development Committee recommend the inclusion of the above modification in addition to the recommendations presented by the Region of York Transportation and Community Planning Department.

Respectfully submitted,



John MacKenzie
Commissioner of Planning

- c. Heather Konefat, Director of Community Planning, Region of York
Augustine Ko, Senior Planner, Community Planning, Region of York
Clayton Harris, City Manager, City of Vaughan
Heather Wilson, Director of Legal Services, City of Vaughan
Roy McQuillin, Manager of Policy Planning, City of Vaughan



FOR INQUIRIES: **PLEASE QUOTE ITEM & REPORT NO.**

April 23, 2012

Mr. Denis Kelly, Regional Clerk
The Regional Municipality of York
17250 Yonge Street, Box 147
Newmarket, ON L3Y 6Z1

Dear Mr. Kelly:

**RE: MODIFICATIONS TO THE VAUGHAN OFFICIAL PLAN – 2010
 RESPONSE TO PUBLIC, GOVERNMENT AND AGENCY SUBMISSIONS
 FILE 25.1**

Attached for your information is **Item 23, Report No. 12**, of the Committee of the Whole regarding the above-noted matter which was adopted, *as amended*, by the Council of the City of Vaughan at its meeting of April 17, 2012.

Sincerely,

Jeffrey A. Abrams
City Clerk

Attachment:

Extract

Attachments are available in the City Clerk's Office and the City's website at
www.vaughan.ca under City Council/Agendas, Minutes and Extracts

JAA/as

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 17, 2012

Item 23, Report No. 12, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on April 17, 2012, as follows:

By approving the following:

That the modification made to Section 13 of Volume 2 (VOP 2010) at the Council meeting of September 27, 2011 (Item 1, Report No. 39 of the Special Committee of the Whole) by adding the site specific Official Plan policy set out under 3) 1.b) of Council's decision, namely:

With respect to a land feature identified as the "Peninsula Lands" within the Block 40 proposed Block Plan, the precise limits of the valley land and development land, in proximity of and inclusive of the "Peninsula Lands" will be established to the satisfaction of the City and the TRCA through the Block Plan process based on studies and criteria as established by the City in conjunction with the TRCA. If it is determined by the City in conjunction with the TRCA that developable land is identified through these studies and in accordance with the criteria prescribed by the City and the TRCA, then the Low-Rise Residential designation will be incorporated as part of the Official Plan Amendment currently being considered for Block 40, be revised by replacing the words "will be incorporated as part of the Official Plan Amendment currently being considered for Block 40." with the words "will apply to the developable lands without further Amendment to the Plan.", so as to read:

With respect to a land feature identified as the "Peninsula Lands" within the Block 40 proposed Block Plan, the precise limits of the valley land, and development land, in proximity of and inclusive of the "Peninsula Lands" will be established to the satisfaction of the City and the TRCA through the Block Plan process based on studies and criteria as established by the City in conjunction with the TRCA. If it is determined by the City in conjunction with the TRCA that developable land is identified through these studies and in accordance with the criteria prescribed by the City and the TRCA then the Low-Rise Residential designation will apply to the developable lands without further Amendment to the Plan.

By approving the following:

Whereas City staff has recommended that the Vaughan Official Plan (VOP 2010-Volume 1) be modified to redesignate the approximately 22 acre parcel of land east of Weston Road, south of and fronting Rutherford Road, west of Highway 400 (the "subject lands") from "Commercial Mixed-Use" to "Employment Commercial Mixed-Use"; and

Whereas the lands have been determined by the Region and the City to comprise strategically located employment lands where residential and major retail uses (greater than 10,000 square metres per lot) are prohibited; and

Whereas the City seeks to achieve higher density office uses on the subject lands concurrent with the proposed development of commercial uses; and

Whereas the future employment commercial uses of the site including, access, urban design and environmental and servicing requirements are proposed to be examined in greater detail through the Vaughan Mills Centre Secondary Plan Study, which is currently underway.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 17, 2012

Item 23, CW Report No. 12 – Page 2

Therefore, be it resolved, that City staff be directed to work with the Region of York, through the Vaughan Mills Centre Secondary Plan Study, to determine the feasibility of modifying the Vaughan Official Plan 2010 by amending Schedule 1 "Urban Structure" to redesignate the subject lands from "Primary Intensification Corridor within Employment Area" to "Primary Intensification Corridor", and redesignate the subject lands "Community Commercial Mixed Use" on Schedule 13 "Land Use";

By approving the following recommendation contained in Communication C2, from the Commissioner of Planning, dated April 17, 2012:

"That the Ontario Municipal Board and the Region of York be advised that the Council approved modifications of September 27, 2011, March 20, 2012 and April 17, 2012 in respect of Volumes 1 and 2 of the City of Vaughan Official Plan 2010, meet the requirements of Section 26, (1)(a)(i), (ii) and (iii), of the Planning Act R.S.O. 1990, c.P.13, as amended";

By approving the following in accordance with Communication C3, from the Commissioner of Planning, dated April 17, 2012:

"Committee of the Whole Recommendation 1)

It is recommended that the sentence "Delete recommendation 2 and replace it with the following:" be deleted and be replaced by:

"Delete recommendation 2 in Item 260D contained in Attachment 6 (Steeles Avenue west of Kipling Avenue) and replace it with the following:"

Committee of the Whole Recommendation 3)

It is recommended that the first sentence, "That the recommendation set out in Item 168E be amended by adding that the following paragraph after the last paragraph in the recommendation:" be deleted and be replaced by the following:

"That the recommendation set out in Item 168E in Attachment 6 (Northwest Corner of Keele Street and Kirby Road) be amended by adding the following after the last paragraph in the recommendation."

Committee of the Whole Recommendation 4)

It is recommended that the first line of Recommendation 4 be amended to read as follows:

"That Council reaffirms its position, in respect of the lands located at 77-87 Woodstream Boulevard, as approved September 27, 2011..."

By approving the following in accordance with Communication C14, from the Commissioner of Planning, dated April 17, 2012:

That the Policy forming Attachment No. 1 to Communication C14, for the southeast quadrant of the Major Mackenzie Drive and Pine Valley Drive intersection, be approved for incorporation into the Vaughan Official Plan – 2010;

By approving the following amendments to the recommendations contained in Committee of the Whole recommendation 5) in accordance with Communication C15, from the Commissioner of Planning, dated April 17, 2012:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 17, 2012

Item 23, CW Report No. 12 – Page 3

"As a result we are recommending deleting the fourth paragraph of the resolution motion that reads as:

"And that OP 450 and 2010 be amended to redesignate the enterprise zone (OP 450) (from Highway 7 to Langstaff Road, and from 27 to Highway 50) from general employment area to Prestige Industrial, save and except for the lands subject to Zoning File #Z.11.031, and subject to a special Committee of the Whole evening meeting, which all landowner's in the affected area are to be notified" And that such consideration extend a minimum of 120 metres from the highway into the employment area";

And modifying the first paragraph of the recommendation to read as follows:

"It is Hereby Resolved that the policies of the West Vaughan Employment Area Secondary Plan and the Vaughan Official Plan 2010 be reviewed to ensure that the necessary design measures for the areas abutting Highway 427 are in place to ensure quality urban design and an attractive visual presence along the full length of the proposed Highway 427 save an except for the lands subject to Zoning File Z.11.031";"

By receiving Communication C1, from the Commissioner of Planning, dated April 17, 2012; and

By receiving the following Communications:

- C11. Mr. Sid Preece, 25 Hedgerow Court, Kleinburg, L0J 1C0, dated April 16, 2012;*
- C12. Mr. James Davenport, dated April 17, 2012;*
- C13. Ms. Carolyn Woodland, Toronto and Region Conservation, 5 Shoreham Drive, Downsview, M3N 1S4, dated April 17, 2012;*
- C16. Mr. John Taglieri, West Rutherford Properties Ltd., 331 Cityview Boulevard, Suite 300, Vaughan, L4H 3M3, dated April 17, 2012; and*
- C17. Mr. John Taglieri, Ozner Corporation (South), 331 Cityview Boulevard, Suite 300, Vaughan, L4H 3M3, dated April 17, 2012.*

23 **MODIFICATIONS TO THE VAUGHAN OFFICIAL PLAN – 2010
RESPONSE TO PUBLIC, GOVERNMENT AND AGENCY SUBMISSIONS
FILE 25.1**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated April 3, 2012, be approved subject to the following amendments in accordance with Communication C3, memorandum from the Commissioner of Planning, dated March 29, 2012:

Delete recommendation 2 and replace it with the following:

2. That the subject lands (including the triangle of land west of the Senior Citizen's building) be redesignated "Community Commercial Mixed-Use" without a prescribed height and density;
3. That the following policy be added to Section 13 of Volume 2:
- 13.X The following policies shall apply to the lands shown as "Subject Lands" on Map 13.X.1:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 17, 2012

Item 23, CW Report No. 12 – Page 4

Notwithstanding Policy 10.1.1.5, the "subject lands" shall be developed on the basis of an approved Official Plan amendment based on the following:

- a) A complete Official Plan Amendment Application pursuant to Section 10.1.3 of Volume 1;
- b) In order to fulfill the requirements for the development of a "Complete Community", such application shall address the applicable requirements for the preparation of secondary plans as set out in Section 10.1.1 of Volume 1, and shall address, but not be limited to, the criteria identified in Policy 10.1.1.3 of Volume 1, as follows:
 - i. Overall capacity for development, including projections for residential units and/or jobs;
 - ii. Street and Block patterns;
 - iii. Land-Use designations, building heights and densities;
 - iv. Built form urban design and public realm policies;
 - v. Parks and open space requirements;
 - vi. Housing mix and strategies, including, where appropriate, opportunities for affordable housing;
 - vii. Employment mix and strategies, where appropriate, the provision of retail uses;
 - viii. The transportation network, including provision for transit, walking and cycling within the plan area and connections to City-wide networks;
 - ix. Servicing requirements for the area;
 - x. Protection and enhancement of the Natural Heritage Network including any environmental reporting required through Section 3.3.4 of Volume 1;
 - xi. Cultural heritage features of the area, including built heritage and potential archaeological resource;
 - xii. Provision of community services, including schools, libraries and community centres;
 - xiii. Consideration of Human Services needs, including educational, social, health, arts, culture and recreation facilities;
 - xiv. Sustainable development requirements consistent with subsection 9.1.3 of this Plan; and
 - xv. Phasing of development.
- c) Detailed implementation measures, including but not limited to the consideration of Block Plans, Development Concept Reports, Guidelines and development applications, will be identified and refined in the application review process for incorporation in the Official Plan amendment.
- d) The parcel forming the triangle of land west of the Senior Citizens' building may proceed by way of a separate official plan amendment application subject to the process identified above.
- 4. That Schedule 14-C to Volume 1 of VOP 2010 be amended by identifying the subject lands as "N-W Steeles and Kipling Avenues":

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 17, 2012

Item 23, CW Report No. 12 – Page 5

- 2) That staff be directed to prepare a site specific policy for the Kau Property, municipally known as 7979 Weston Road, and retail unit size restriction of 3500 square metres be increased to 5000 square metres for individual retail units;
- 3) That the recommendation set out in Item 168E be amended by adding the following paragraph after the last paragraph in the recommendation:

And that Places of Worship, Institutional, Transportation and Industrial Uses shall be permitted in the area south of the Greenbelt Plan limits, between the Rail Line and Keele Street, to Kirby Road, with the exception of the existing gas bar/service station and eating establishment site identified above;

And that the existing gas bar/service station and eating establishment site be shown as Parcel A and that the adjacent areas accommodating the Places of Worship, Institutional, Transportation and Industrial Uses be shown as Parcel B;
- 4) That Council reaffirms its position approved September 27, 2011 and that York Region be so advised and that staff work co-operatively with the Region and seek concurrence as also originally approved in OP 2010 on September 7, 2010;
- 5) Whereas, the Highway 427 corridor is an Employment Area of strategic significance to the City of Vaughan and the Region of York;

Whereas, ensuring that employment uses abutting Highway 427 present a high quality of urban design and architecture is essential to establishing a positive image of the City and its employment areas;

Whereas, creating such an environment will be critical to the promotion of the employment area as the location of choice for businesses and industries in the GTA;

Whereas, the City's new Official Plan and proposed Zoning By-law as it pertains to the employment areas abutting Highway 427 along with related policies should be reviewed and reinforced as required.

It is Hereby Resolved that the policies of the West Vaughan Employment Area Secondary Plan be reviewed to ensure that the necessary design measures for the areas abutting Highway 427 are in place to ensure quality urban design and an attractive visual presence along the full length of the proposed Highway 427;

And that such consideration extend a minimum of 120 metres from the highway into the employment area;

And that in the current review of the City's site plan policies and future secondary plans as part of the Vaughan Official Plan review and in the future review of the Comprehensive Zoning by-law to implement the Official Plan that consideration be given to the best means of achieving the design and development objectives of the City for these critical high profile areas;

And that OP 450 and 2010 be amended to redesignate the enterprise zone (OP 450) (from Highway 7 to Langstaff Road, and from 27 to Highway 50) from general employment area to Prestige Industrial, save and except for the lands subject to Zoning File #Z.11.031, and subject to a special Committee of the Whole evening meeting, which all landowner's in the affected area are to be notified;

- 6) Whereas, the lands subject to this resolution are located at the southeast corner of Weston Road and Retreat Boulevard, north of Major Mackenzie Drive;

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 17, 2012

Item 23, CW Report No. 12 – Page 6

Whereas, the subject lands are designated "Low Rise Residential" by OPA No.600 as amended by OPA No.650 (Vellore District Centre Secondary Plan), permitting single detached, semi-detached and row and street townhouses, with a permitted density range of 17 to 40 units per hectare with a maximum building height of 2.5 storeys;

Whereas, the subject lands are designated "Mid-Rise Mixed Use" by the new Vaughan Official Plan, adopted September 7, 2010 and subject to the approval process, permitting a mix of residential, retail, and community and institutional uses with a maximum density of 2.0 FSI and a maximum building height of 6 storeys;

And whereas, it is considered appropriate to maintain compatibility with the existing Low Rise Residential neighbourhoods in the area;

It is therefore recommended that, the Vaughan Official Plan-2010 Volume 1 (as adopted by Council on September 7, 2010 as modified on September 27, 2011 and on March 20, 2012) be further modified by redesignating the . 87 ha parcel of land at the southeast corner of Weston Road and Retreat Boulevard from "Mid-Rise Mixed Use" with a maximum building height of 6-storeys and a density of 2.0 FSI to "Low-Rise Residential";

- 7) Whereas, the lands subject to this resolution are located on the north side of Rutherford Road, on the south side of Hawkview Boulevard, east of Weston Road; and are known municipally as 3600 Rutheford Road;

Whereas, the subject lands are designated "Medium Density Residential-Commercial" by OPA No.600, which permits single detached, semi-detached, street townhouses and block townhouse dwelling units at a maximum density range of 17 to 40 units per hectare;

Whereas, the subject lands are designated "Mid-Rise Mixed Use" by the new Vaughan Official Plan, adopted September 7, 2010 and subject to the approval process, permitting a mix of residential, retail, and community and institutional uses with a maximum density of 2.0 FSI and a maximum building height of 6 storeys;

And whereas, it is considered appropriate to maintain compatibility with the existing Low Rise Residential neighbourhoods in the area and the adjacent commercial uses along Rutherford Road;

It is therefore recommended that, the Vaughan Official Plan-2010 Volume 1 (as adopted by Council on September 7, 2010 as modified on September 27, 2011 and on March 20, 2012) be further modified by redesignating the parcel of land known municipally as 3600 Rutherford Road from "Mid-Rise Mixed Use" with a maximum building height of 6-storeys and a density of 2.0 FSI to "Community Commercial Mix-Use" with a maximum height of 3.0 storeys and density of 1.5 FSI;

- 8) That Vaughan's 2010 Official Plan be modified to identify the lands located on lots 30 and 31 of Concession 2 (collectively 350 acres known as the Rizmi Lands) as a special policy/site specific area on Schedule 14, with accompanying text specifying that the land-use designation(s) for and policies applicable to the lands are to be determined in accordance with the outcome of previously filed Ontario Municipal Board appeals;
- 9) That staff review the comments made by the deputant from the Crown Heights Co-op and prepare a report in response to the request made;

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 17, 2012

Item 23, CW Report No. 12 – Page 7

- 10) That the following deputations and communications be received:
1. Mr. Barry Horosko, Bratty and Partners, on behalf of the Kau Family;
 2. Mr. Bruce Thom, Embee Properties Limited, 88 Sheppard Avenue West, Suite 200, Toronto, M2N 1M5 and Communication C17 from Mr. Michael Baker, dated April 2, 2012;
 3. Ms. Ellen Shacter, Crown Heights Cooperative Housing Inc., 27 Crown Heights Crescent, Thornhill, L4J 5S9 and Communication C18, dated April 3, 2012;
 4. Mr. Nick Pinto, The West Woodbridge Homeowners Association Inc., 57 Mapes Avenue, Woodbridge, L4L 8R4; and
 5. Mr. Jean Roy, Canadian Petroleum Products Institute (CPPI), 20 Adelaide Street, Suite 901, Toronto, M5C 2T6; and
- 11) That the following Communications be received:
- C2. Mr. Cam Milani, dated March 28, 2012;
- C5. Mr. Cam Milani, dated March 29, 2012;
- C8. Ms. Jane Pepino, Aird & Berlis LLP, Brookfield Place, 181 Bay Street, Suite 1800, Box 765, Toronto, M5J 2T9, dated March 30, 2012;
- C10. Ms. Rosemarie L. Humphries, Humphries Planning Group, 216 Chrislea Road, Suite 103, Vaughan, L4L 8S5, on behalf of 77 & 87 Woodstream Boulevard, dated April 2, 2012;
- C11. Ms. Rosemarie L. Humphries, Humphries Planning Group, 216 Chrislea Road, Suite 103, Vaughan, L4L 8S5, on behalf of 1539253 Ontario Limited, dated April 2, 2012;
- C12. Ms. Rosemarie L. Humphries, Humphries Planning Group, 216 Chrislea Road, Suite 103, Vaughan, L4L 8S5, on behalf of Anland Developments Inc. and 281187 Ontario Limited, dated April 2, 2012;
- C13. Ms. Rosemarie L. Humphries, Humphries Planning Group, 216 Chrislea Road, Suite 103, Vaughan, L4L 8S5, on behalf of KK Holdings, dated April 2, 2012;
- C14. Ms. Rosemarie L. Humphries, Humphries Planning Group, 216 Chrislea Road, Suite 103, Vaughan, L4L 8S5, on behalf of owners within Block 34, dated April 2, 2012;
- C15. Mr. Philip J. Stewart, Pound & Stewart, 205 Belsize Drive, Suite 101, Toronto, M4S 1M3, on behalf of the Royal Group Inc., dated April 3, 2012; and
- C16. Mr. Philip J. Stewart, Pound & Stewart, 205 Belsize Drive, Suite 101, Toronto, M4S 1M3, on behalf of OPGI Management LP, dated April 3, 2012.

Recommendation

The Commissioner of Planning recommends that:

1. The City of Vaughan Official Plan, Volume 1 (VOP 2010), adopted September 7, 2010, subject to the recommended modifications on September 27, 2011, be further modified by:
 - a) Deleting Policy 9.2.2.7 "Commercial Mixed-Use" replacing it with new Policies 9.2.2.7 "Employment Commercial Mixed-Use" and 9.2.2.8 "Community Commercial Mixed-Use", as shown in Attachment 1, renumbering the rest of the section accordingly and making the corresponding schedule changes;
 - b) Replacing Policies 2.2.4.2, 2.2.4.3 and 2.2.4.4 with the Policies 2.2.4.2, 2.2.4.3 and 2.2.4.4 as set out in Attachment 2;
 - c) Amending Policies 9.2.2.10 "General Employment" and 9.2.2.11 "Prestige Employment" as set out in Attachment No. 3;
 - d) Amending Section 5.1.2 "Directing Economic Activity" and Section 5.2.2 "Attracting Office Uses" as set out in Attachment No. 4;

June 12, 2012

Ms. Kathleen Llewellyn-Thomas, P.Eng
Commissioner of Transportation and Community Planning
Regional Municipality of York,
17250 Yonge Street, Newmarket, ON L3Y 6Z1
Delivered VIA Email: kathleen.llewellyn-thomas@york.ca

MGP File: 11-2003

**Re: June 13, 2012 Planning and Economic Development Committee Report
Requested Modification to Vaughan Official Plan (2010, as modified) Volume 1**

Dear Commissioner Llewellyn-Thomas,

This letter is on behalf of the Block 41 landowners – it requests that Committee recommend a further modification to Council Attachment 1 (the Vaughan Official Plan, 2010, as modified) regarding policy 10.1.1.2 - timing of New Secondary Plan Areas - to read as follows:

“The preparation of the New Community Area Secondary Plan shall proceed immediately upon approval of Regional Official Plan Amendment (ROPA) #2 (Vaughan Urban Expansion Area) to the York Region Official Plan.”

Alternatively, we ask that policy 10.1.1.2 mandating the phasing of New Secondary Plan areas be removed in its entirety from the Vaughan Official Plan.

Now that all appeals to the Ontario Municipal Board of ROPA #2 have been withdrawn, ROPA #2 is effectively approved and the commencement of secondary planning for Vaughan’s New Community Area can commence immediately. We believe the urgency for immediate commencement of Secondary Planning for New Community Areas is expressed in the Region’s April 19, 2012 Status of Grade Related Housing report. This report identifies a shortage of grade related housing supply in the near future as being critical issue in the southern municipalities in general, and the City of Vaughan in particular. Moreover, the Regional Council adopted report made the following critical conclusion:

“Although the Region’s current residential ground-related supply is adequate, it will be necessary to bring the Region’s new community areas in the ROPA 1, 2 and 3 areas on stream in the near future. **Preparations for undertaking the required background studies should be underway now to ensure development in these areas can proceed in a timely manner.**”

Policy 10.1.1.2 in its current form in the modified Vaughan Official Plan will unnecessarily delay the planning of New Community areas and runs contrary to the position taken by York Region Council in the April 19, 2012 Ground-Related Supply report regarding the urgency in commencing Secondary Plans. We believe an outcome of this policy could be the exposure of the City and Region to substantive financial risk and periods in which no grade-related housing will be delivered in the City between 2016-

2021.

Our rationale for this request is also articulated in our September 23, 2011 submission to the City on this policy (attached to this letter.) We conducted a land supply analysis which identifies a shortage of supply for grade related housing in the City of Vaughan. A major conclusion of this work was that the existing supply of land for grade-related housing could be exhausted by 2016, with as much as a subsequent 5 year gap with no grade-related housing supply in the City. Another conclusion was that immediate commencement of Secondary Planning of New Community Areas could shorten this gap to approximately 2 years.

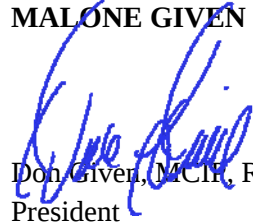
These conclusions are of particular concern to the Region given the financial commitments made related to the infrastructure required to service New Community Areas in Vaughan which anticipate growth commencing in this area in the 2016-2021 timeframe. Any delay in commencing study of the Secondary Plan area will jeopardize realization of this timeframe and could result in potentially 5 years with little or no development in grade-related housing with a corresponding lack of associated development charges in the City of Vaughan. Despite our submission, in September 2011 City Council adopted Secondary Plan phasing policy 10.1.1.2 before you that would delay the preparation of Secondary Plans for New Community Area until after five existing secondary plans proceed to a statutory Public Hearing under the Planning Act AND the Natural Heritage Network Study is completed. We did not originally appeal the Vaughan Official Plan because there was no policy regarding the phasing of Secondary Plans in the adopted Official Plan – Policy 10.1.1.2 was recommended to be added to the Official Plan by City Council in September 2011 through modification AFTER the 2010 adoption. If the policy remains in the Official Plan we believe we will have no choice but to initiate an appeal to the Vaughan Official Plan Volume 1 to the Ontario Municipal Board.

We respectfully request that you recommend to the OMB that policy 10.1.1.2 be modified as noted in this letter or deleted in its entirety.

Thank you for this opportunity to provide comment.

Yours very truly,

MALONE GIVEN PARSONS LTD.



Don Given, MCIH, RPP, PLE
President

cc: Ms. Valerie Shuttleworth, Director of Long Range Planning, Ms. Heather Konefat, Director of Community Planning, York Region
Mayor and Council, Mr. John MacKenzie, Commissioner of Planning, Ms Diana Birchall, Director, Policy Planning Department, Ms Melissa Rossi, Policy Planner, Policy Planning Department, Roy McQuillan, Manager of Corporate Policy, City of Vaughan
Mr. Ira Kagan, Kagan Shastri LLP
Mr. Michael Melling, Davies Howe Partners LLP
Block 41 Landowners Group

Attach: 1 – 2011 09 23MGP letter to Vaughan re: Vaughan Land Supply Analysis and Timing of Secondary Planning for New Community Areas



140 Renfrew Drive, Suite 201
Markham, Ontario L3R 6B3
Tel: 905-513-0170
Fax: 905-513-0177
www.mgp.ca

September 23, 2011

Mr. John MacKenzie, MCIP, RPP
Commissioner of Planning
City of Vaughan
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
VIA Email: John.Mackenzie@vaughan.ca

MGP File: 11-2003

Dear Mr. MacKenzie:

**Re: Submission on MGP Land Supply Analysis of Vaughan and
Timing of Secondary Planning for New Community Areas**

This letter is on behalf of the Block 41 landowners – it is intended to provide you with a summary of our land supply analysis and key findings, and to request a meeting with you and your staff to review this material in more detail. It is also in follow-up to our earlier submissions to the City on the OP review (October 2009 and June 2010) on the draft Official Plan, the more recent meeting with you on September 8, 2011 and my deputation to Committee of the Whole on September 12, 2011 regarding proposed modifications to the Official Plan.

At our previous meeting and in my deputation, we presented a summary of findings of the land supply analysis we undertook in the City of Vaughan in August 2011. The major conclusion was that the City should commence Secondary Planning of New Community Areas as soon as possible to minimize the forthcoming shortage of designated Community Area Greenfield lands and the family housing they would support. The remaining supply of Community Area Greenfields will be depleted in another 6 years at the rate of land consumption observed over the past 5 years. The exhaustion of supply will result in the City not being consistent with the minimum housing supply targets of the Provincial Policy Statement, and will have significant financial impacts to City and Regional cash flows.

Our work introduced new information Council did not have before it adopted the January 25, 2011 resolution on phasing of New Secondary Plan Areas. Based on the conclusions of our work, there are three main points we ask you to consider prior to reporting to Council:

1. Preparation of Secondary Planning for New Community Areas commence immediately, and in any event no later than the approval of Regional Official Plan Amendment #2. This is necessary to minimize the shortage of single and semi-detached housing supply post 2016. The City's Official Plan has numerous other tools to phase growth within Secondary Plans.
2. The Block 41 landowners will complete background work necessary to determine the developable area of Block 41 and to support the Secondary Plan. As with other areas in Vaughan, we expect this work will be reviewed by City staff and used for input into the City's ongoing studies (e.g. the Natural Heritage Network Study) and the Secondary Planning process;
3. We respectfully suggest that the City update its tracking system to provide yearly reporting on growth, particularly to ensure it can monitor progress in achieving the targets of the Growth Plan.

The remainder of this letter provides the conclusions of the land supply analysis and explanation of our findings and their implications. Appendix A describes our methodology.

LAND SUPPLY ANALYSIS – SUMMARY OF FINDINGS

The findings of this work highlight the urgency of commencing secondary planning of the New Community Areas in the City of Vaughan as soon as possible.

TIMELY DELIVERY OF HOUSING TO MARKET

The observed development in the existing Greenfield Community Area (46% of available Greenfields) over the past five years was suppressed by limitations on servicing allocation capacity. Given that Vaughan is a premier community attracting home buyers in the Greater Toronto Area (GTA), it is reasonable to expect remaining existing Greenfield Community Areas will develop at the same rate (or faster) following the imminent resolution of servicing system constraints affecting most of these areas.

Across the GTA, the implementation of the Growth Plan has been significantly delayed beyond the June 2009 conformity deadline required by the Province. For example Vaughan's conformity will be achieved through final approval of its Official Plan, estimated in 2013; this is a 4 year delay from the conformity deadline. During this delay GTA Greenfield Community Areas are being exhausted. Coupled with significant barriers to achieving intensification in the Built Boundary (such as limited investment in public transit, the development charge regime etc.) there is a shortage of ground-related housing supply and a related escalation of housing prices resulting in significant affordability issues for many families in acquiring family-oriented housing. This also means that many municipalities across the GTA are no longer consistent with the minimum housing supply policies of the Provincial Policy Statement (PPS).

Delivering housing to market in time to meet demand can moderate the escalation of housing prices. Given the lengthy process for bringing new Greenfield Areas to a development ready state (as much as 8 years or more) we suggest that Secondary Planning for New Community Areas be commenced as soon as possible to avoid exacerbating housing supply shortages, escalating housing prices, and to bring the municipality into conformity with the PPS.

APPROPRIATE BALANCE OF HOUSING STOCK

New Community Areas are the location for the bulk of the City's supply of single and semi-detached housing to 2031. These unit types are required to maintain an appropriate supply of family-oriented housing within an overall balance of housing stock in the City. In 2005 Hemson Consulting prepared background work to support the Growth Plan – this work included unit forecasts for York Region where the portion of growth in single and semi-detached housing units as a percentage of total unit growth between 2006-2031 was 68% in the "Compact Scenario" and 62% in the "More Compact Scenario." Inherent in this work are assumptions that there are limitations on how dramatic the shift of unit supply mix can be in this period (an opinion later reiterated by Hemson in their reports to the City as part of the Official Plan review), and the need to match housing supply to demographic demand by providing housing for new families that will locate in the Region to 2031. We are concerned that an unintended consequence of achieving the density targets of the Growth Plan will be a shortage of family oriented housing in the Region to 2031. Moreover, any decision to further reduce the land available for single and semi-detached housing would compound the supply issue.

COST EFFECTIVE AND EFFICIENT USE OF EXISTING AND PLANNED INFRASTRUCTURE

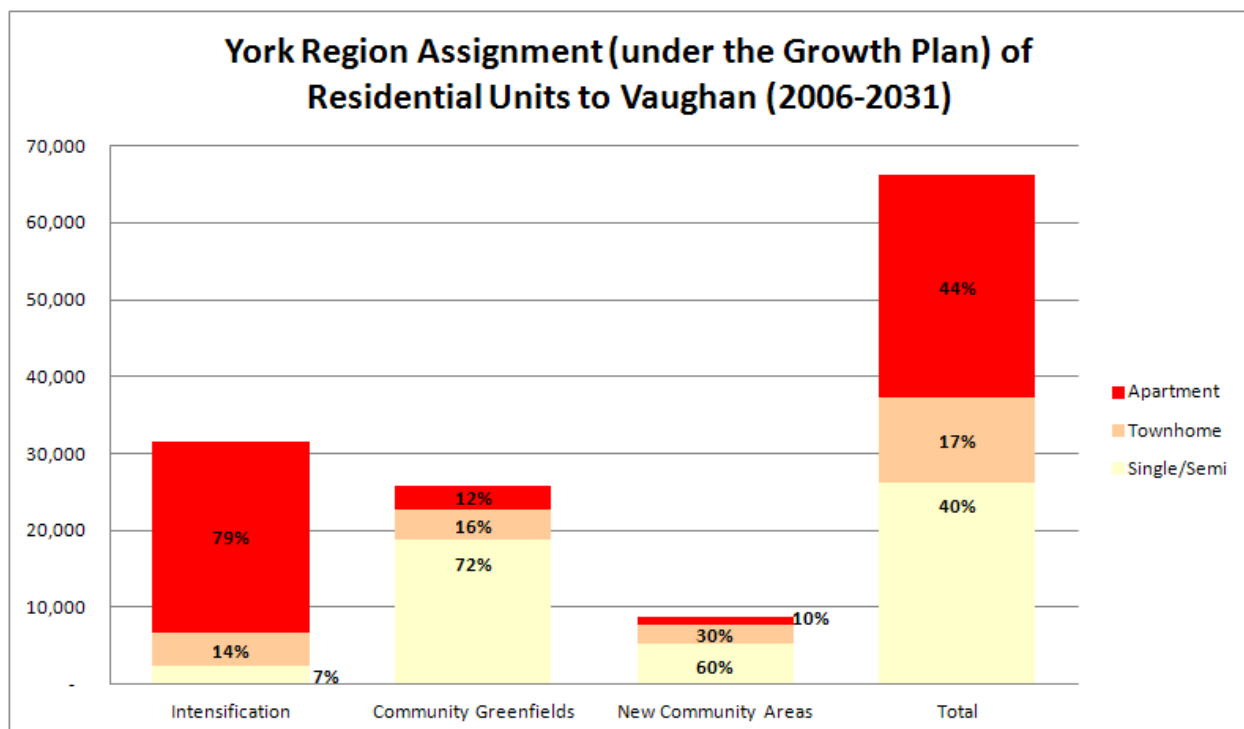
Existing infrastructure is in place; there is a sanitary sewer pipe immediately south of Block 41 sized to accommodate the forecasted growth in this Block. In addition, the Region has committed to substantive infrastructure works in its Water and Wastewater Master Plans to support growth in these areas, both through ongoing and future projects. The background work for the Region's Master Plans anticipates growth commencing in New Community Areas by 2016. Any delay in growth of New Community areas beyond 2016 will have significant financial implications for the City and Region, where the burden of their infrastructure investments will be borne by the taxpayer until development charges can be collected from growth.

ECONOMIC BENEFITS OF AN ADEQUATE SUPPLY OF GREENFIELD AREAS

Provision of an adequate supply of single and semi-detached housing is a vehicle for attracting business investment. While employers consider many factors in choosing where to locate their businesses, a primary consideration is the availability of affordable and appropriate housing for employees and their families. The timely provision of housing supply in Greenfield Areas is a significant economic development factor for the City in attracting business to Vaughan.

YORK REGION'S RESIDENTIAL UNIT ASSIGNMENTS TO VAUGHAN FORM THE BASIS FOR CONFORMITY TO THE PROVINCE'S GROWTH PLAN

The City must plan to achieve the Region's residential unit assignment to ensure it conforms to the Province's Growth Plan. The majority of apartment units will occur through intensification within the City's provincially defined Built Boundary. Greenfield Areas and New Community Areas provide the majority of the City's supply of single/semi-detached units through 2031.

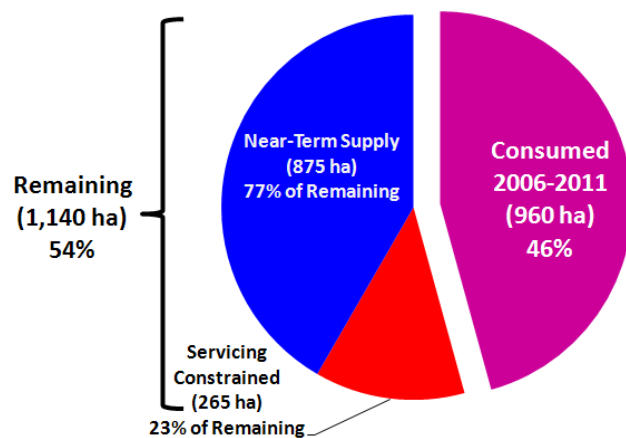


Source – York Region Report No.2 of the Planning and Economic Development Committee (March 25, 2010)

VAUGHAN HAS CONSUMED 46% OF ITS SUPPLY OF DESIGNATED COMMUNITY AREA GREENFIELDS OVER THE PAST 5 YEARS

Vaughan had 2,100 ha of Community Area Greenfields in 2006. If developed at the same rate during 2006-2011 (approximately 192 ha/year) the remaining 1,140 ha of designated Community Area Greenfields in 2011 represent a supply of 5.9 years to accommodate new residential growth. It is important to note that the consumption rate from the past 5 years was suppressed because of servicing constraints and the economic slow-down in 2008-2009. Vaughan remains and will continue to be a premier community attracting new home buyers in the Greater Toronto Area.

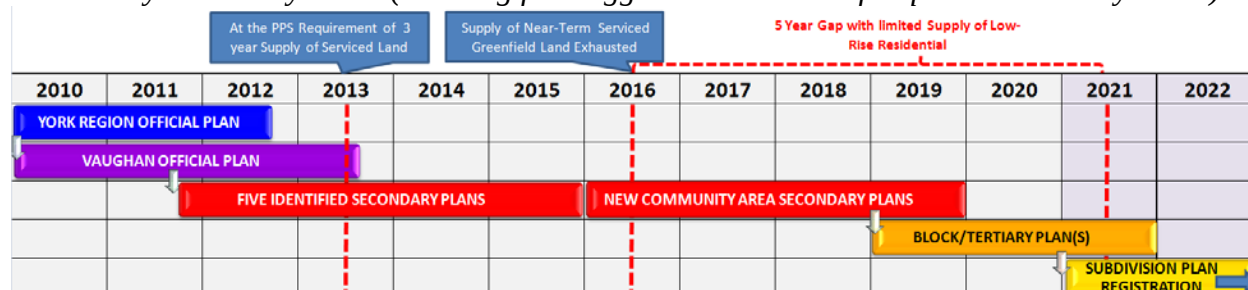
23% of the remaining Community Area Greenfields require major servicing infrastructure improvements prior to development, such that the timeframe for growth on these lands will likely be beyond 2016. The remaining 77% are near-term Community Area Greenfields that can provide supply for 4.5 years.



THERE IS A LENGTHY TIMEFRAME REQUIRED TO BRING UNPLANNED AREAS TO A DEVELOPMENT READY STATE

Servicing-constrained Community Area Greenfields (265 ha – post-2016) and New Community Areas (490 ha) have lengthy development timeframes for the completion of regional servicing improvements and required local planning and engineering studies. Under Council's January 2011 resolution re: Phasing of Secondary Plan Areas (now expressed as a proposed policy by City Staff in the September 12, 2011 report to Committee of the Whole), once near-term Community Greenfield lands are exhausted (estimated at mid-2016) there could be a five year gap in which limited single and semi-detached housing supply will be available until 2021.

Figure 1 - City Proposed Timeframe for Commencement of Secondary Planning for New Community Secondary Plans (allowing for staggered start times of required Secondary Plans)



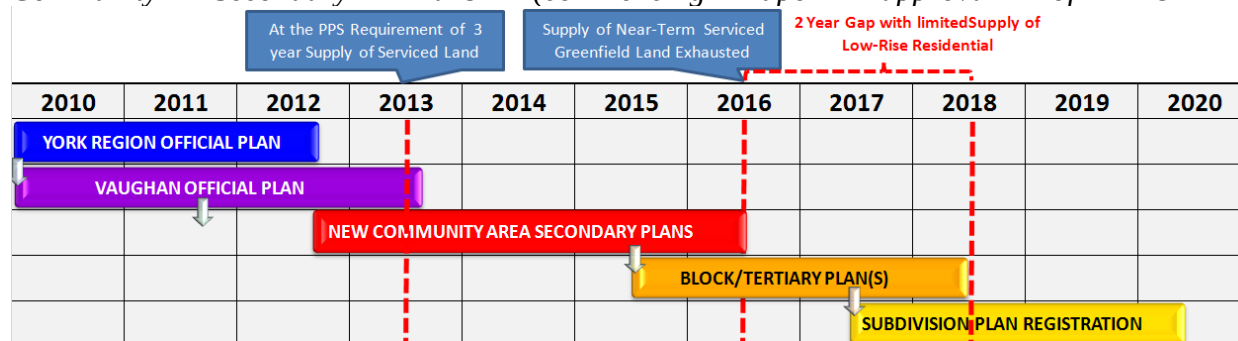
SECONDARY PLANNING SHOULD COMMENCE AS SOON AS POSSIBLE FOR NEW COMMUNITY AREAS TO ENSURE VAUGHAN HAS AN ADEQUATE GREENFIELD HOUSING SUPPLY CONSISTENT WITH THE POLICIES OF THE PROVINCIAL POLICY STATEMENT

The Regional Water and Wastewater Master Plan anticipates that new Community Areas in Vaughan will require servicing improvement to support growth between 2016-2021.

Unless secondary planning commences as soon as possible for new Community Areas, Vaughan will exhaust its supply of Community Area Greenfields near 2016, and have little or no supply ready to accommodate growth during this period. This is not consistent with the Provincial Policy Statement. Another consequence of no growth in these five years is that the Region will be unable to generate the development charge cash flow required to carry investment in regional water/waste water infrastructure, which may in turn shift the funding burden onto the taxpayer.

If the City were to commence Secondary Planning of New Community Areas following the confirmation of the New Community Areas through approval of Regional Official Plan Amendment #2, we believe the gap in supply of low-rise residential housing could be reduced to 2 years.

Figure 2 - MGP Proposed Timeframe for Commencement of Secondary Planning for New Community Secondary Plans (commencing upon approval of ROPA 2)



We conclude from our analysis that there is a need to commence Secondary Plan work for the New Community Areas immediately or in any event no later than the approval of ROPA 2 (which could occur by the end of 2012). We also see no reason to delay the commencement of required background studies for New Secondary Plan Areas (e.g. Environmental Background work as input into the City's Natural Heritage Network Inventory); there are numerous planning tools (Block Plan, Subdivision and Zoning Holding Conditions) that enable the City to control and limit the pace of development. The landowners in Block 41 are prepared to front-end 100% of the study costs required to complete the planning and engineering study work, which would be eligible for DC credits when development occurs.

As always please call me at anytime to discuss our work, and I look forward to presenting this information to you and your staff in the near future.

Yours very truly,

MALONE GIVEN PARSONS LTD.



Don Given, MCIP, RPP, PLE
President

cc: Ms Diana Birchall, Director, Policy Planning Department, City of Vaughan
Ms Melissa Rossi, Policy Planner, Policy Planning Department, City of Vaughan
Roy McQuillan, Manager of Corporate Policy, City of Vaughan
Ms. Heather Konefat, Director of Community Planning, York Region
Mr. Russell Mathew, Hemson Consulting Ltd.
Block 41 Landowners Group
Block 27 Land Owners Group

Attch: Appendix A – Land Supply Methodology

Appendix A – Land Supply Methodology

This appendix outlines the method used to calculate and describe land supply in Vaughan. The description herein is a summary of extensive work which utilized multiple data sources, Geographic Information System (GIS) layer files and attribute data, fieldwork, and mapping products. Given the large volume of tools, files and data used to arrive at our conclusions we provide only the key assumptions and findings in this summary, but are willing to review our detailed information with your staff upon request.

Step 1 – Estimating Built Areas beyond the Provincial Built Boundary (2006)

The process started with quantifying areas Built post-2006 beyond the Provincial Built Boundary (2006) in the City of Vaughan by compiling Geographic Information System (GIS) data layers and analyzing them in conjunction with Google Earth air photography. The Figures on the next page show the Provincial Built Boundary (2006) overlain on 2006 and then 2009 (the most recent readily available) air photography.

As seen in the above Figures, notable development occurred along the edges of the Built Boundary between 2006-2009 (most visible in Blocks 11, 12, 18, 20, 33, 39, 40). MGP created a GIS layer file for this Built Area (2006-2009) to quantify the amount of land developed in that timeframe.

Step 2 – Refinement of the Built Area for the period 2006-2011

The Built Area (2006-2009) layer was overlain with others depicting York Region's Urban Area boundary (from Map 1 – Regional Structure of the 2010 Minister's modified Regional Official Plan), City land use designations from the adopted Vaughan Official Plan (September 2010), and active subdivision applications (from the City's May 2011 Subdivision Status Report). This compiled mapping was printed on the Google Earth air photos and utilized as a road map to complete a physical check, Block by Block, of built areas beyond the Built Boundary in August 2011. Based on this ground-truth the Built Area layer was refined to depict those areas that were developed between 2006-2011.



For the purposes of this exercise 'Built' is defined as a building foundation in place on the lands at the time of observation, or in the case of parks and other open space type uses, finished landscaping, play facilities, trails etc.

Figure 3 - 2006 Air Photography with Provincial Built Boundary

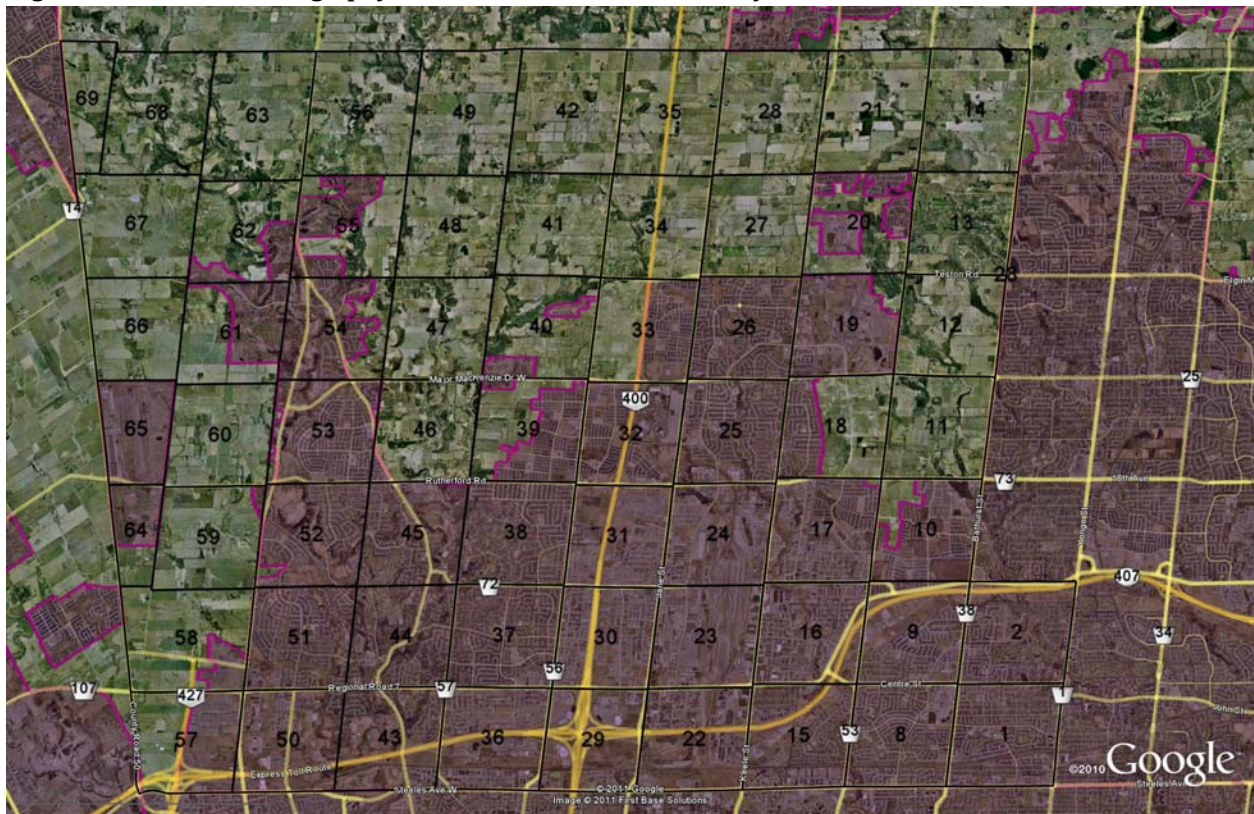


Figure 4 - 2009 Air Photography with Provincial Built Boundary

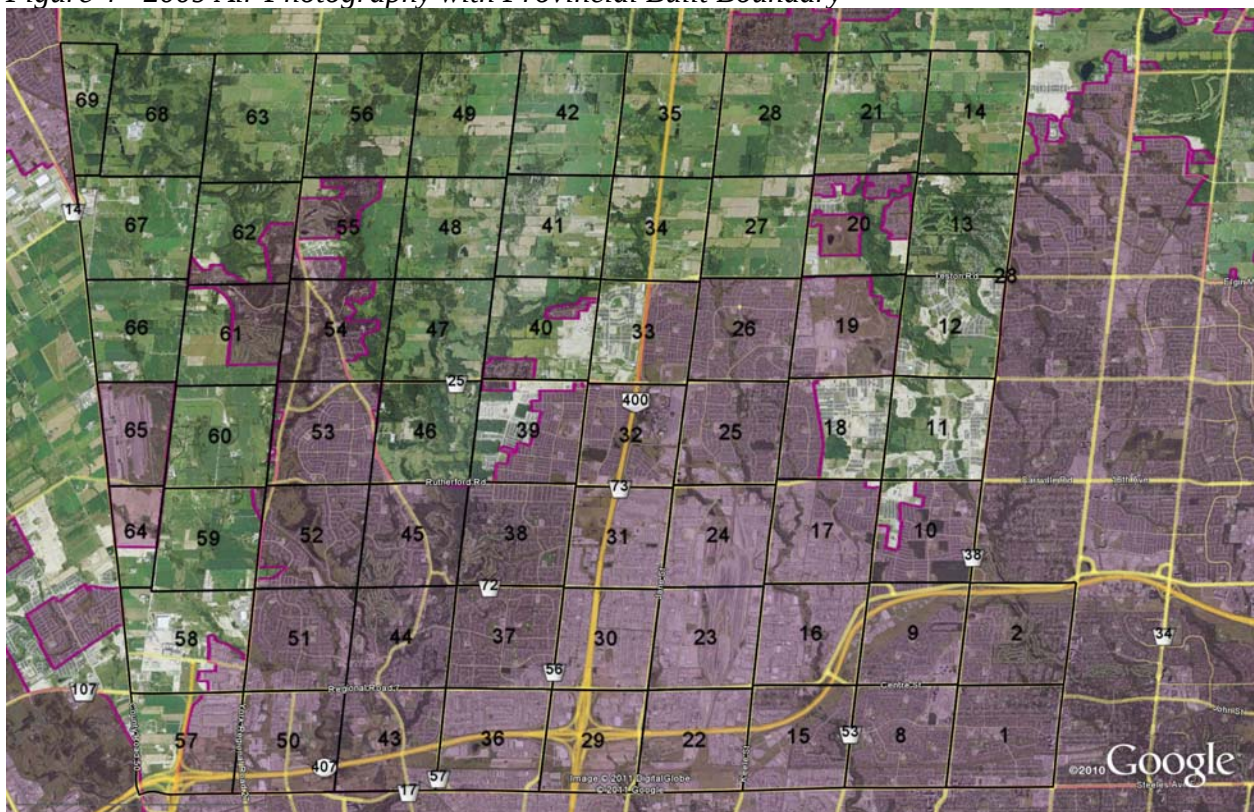
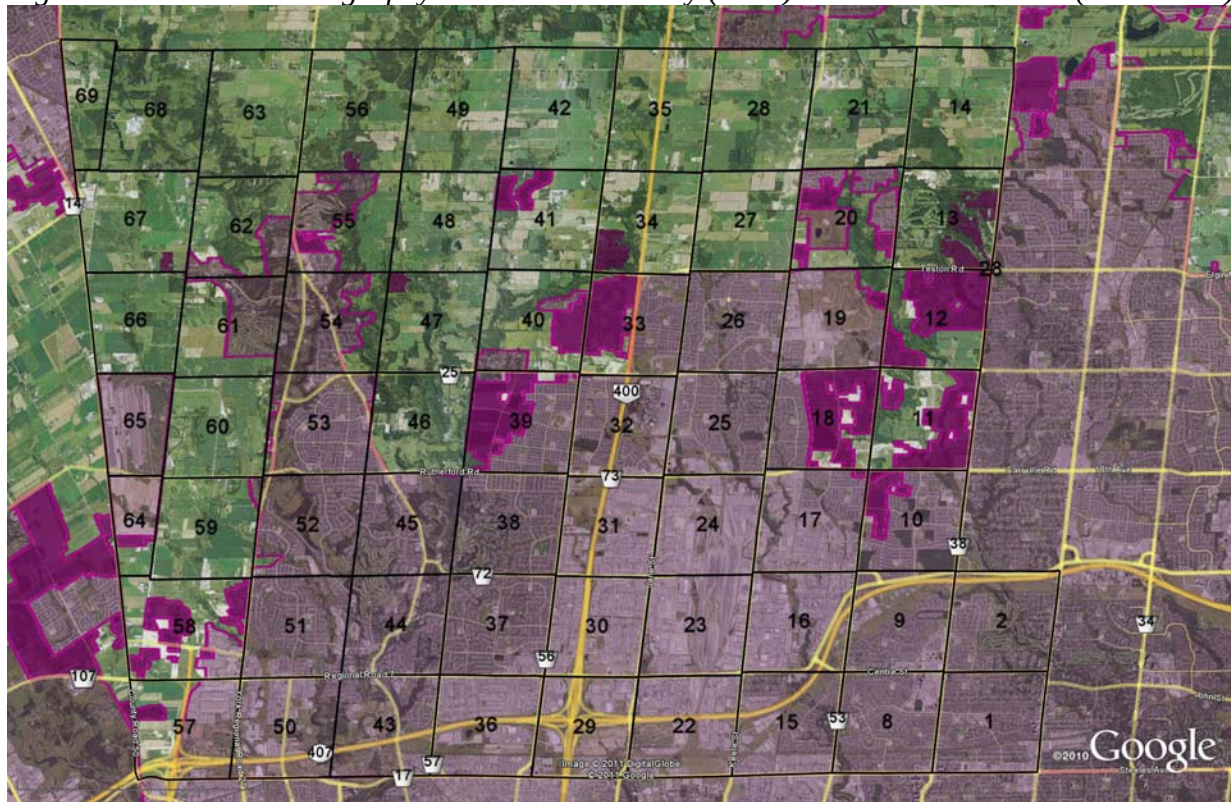


Figure 5 - 2009 Air Photography with Built Boundary (2006) and MGP Built Area (2006-2011)

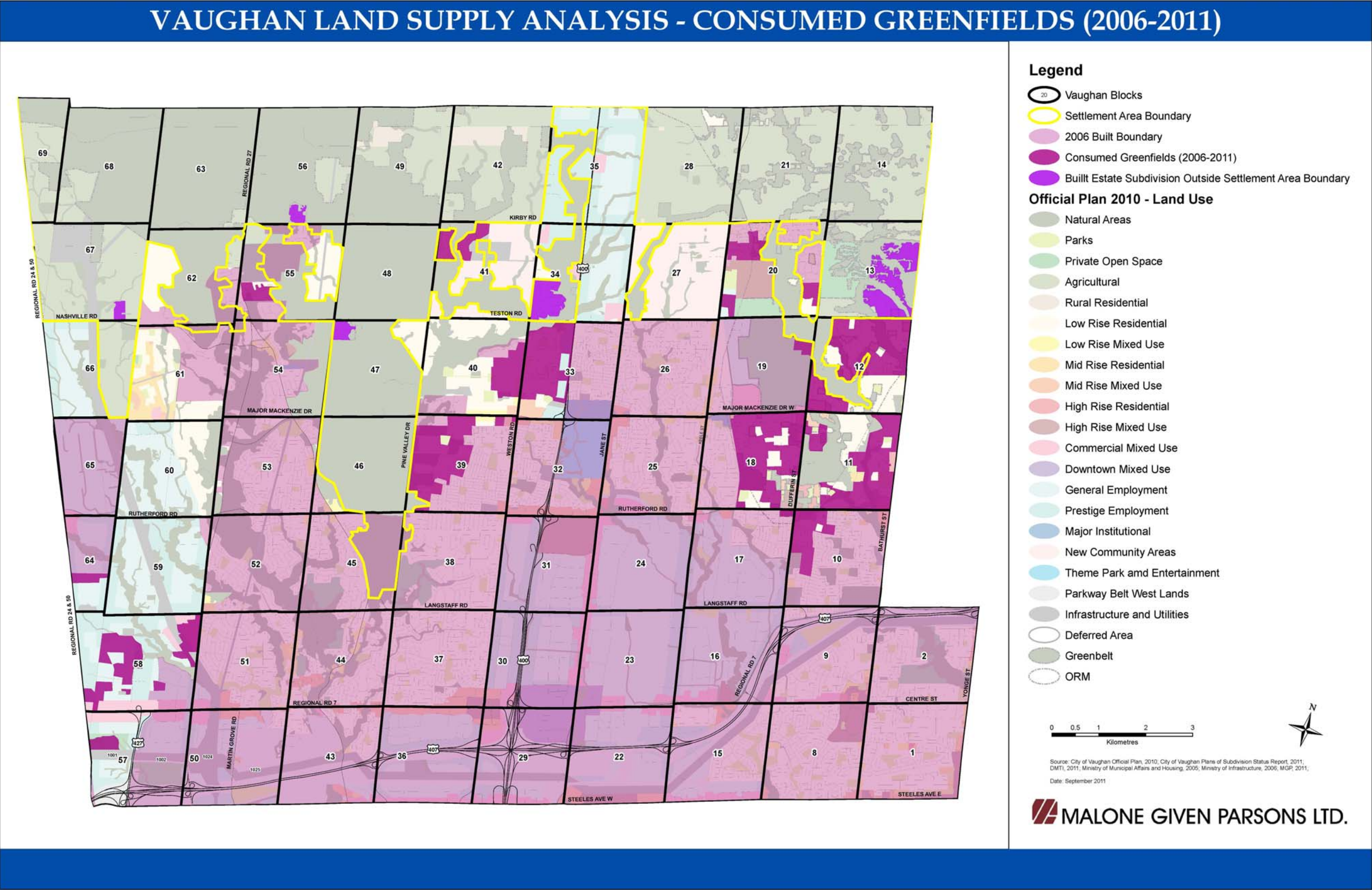


Step 3 – Identify Greenfields Consumed 2006-2011

Defining Greenfields

Greenfields, as defined by the Growth Plan for the Greater Golden Horseshoe are those areas between the Provincial Built Boundary and the approved Urban Area (Settlement) Boundary. For this exercise, only those lands conforming to this definition were included in the analysis (built-up estate residential areas, although shown on the mapping, are not part of the calculations). Figure 6 shows total Greenfields (Employment and Community Areas) Consumed between 2006-2011.

Figure 6



Step 4 – Identify and Analyze Community Area Greenfields

The next step relied on the City's land use designations from the adopted Official Plan (created into a GIS data layer by MGP) to identify only those Greenfields within the Community Area. For this exercise, MGP defines Greenfield Community Areas as **including only the following land use designations from the adopted Vaughan Official Plan Schedules 13A-T:**

- Low, Medium and High-Rise Residential and Mixed Use Areas,
- Commercial Mixed Use,
- Parks,
- Private Open Space,
- Agricultural,
- Rural Residential.

All other land uses were excluded from the calculations as they were related to employment or intensifications areas, or (to be consistent with York Region's definition of 'developable area') are planned to accommodate Natural Areas (including the Greenbelt Plan Area) or Infrastructure and Utilities. For the purposes of calculating gross developable supply, MGP also removed the area of built arterial roads from the calculation of Greenfields.

Analyze Community Area Greenfields

Having identified land that is within Community Area Greenfields, we measured the total area by Block under two major categories:

1. Consumed between 2006-2011 (based on the MGP Built Area (2006-2011) GIS layer file), and
2. Remaining in 2011.

To further analyze Remaining Greenfields, the timing of development was estimated based on our knowledge of Vaughan, review of the York Region Water and Wastewater Master Plans and Secondary/Block/ Subdivision Plan approval status. This resulted in the creation of two categories for Remaining Community Area Greenfields:

1. Near-Term (in which development is anticipated within the next 5 years),
2. Servicing Constrained (which will likely develop beyond 2016 because of the need for infrastructure improvements and completion of planning and engineering studies [Secondary and Block Plans.])

From this analysis, we produced Block-level calculations of Community Area Greenfields consumed and remaining (as further categorized by Near-Term Supply and Servicing Constrained). The results of this work are summarized in the Table below, and depicted in the Figure on the following page.

Vaughan Community Greenfield Area Land Supply Summary (August 2011)

Land Summary	2006	Consumed 2006-2011	Remaining in 2011	Remaining in 2011	Servicing Constrained	Near-Term Supply
Community Greenfield Area Lands (ha)	2,100	960	1,140	1,140	265	875
Total Community Greenfield Area	100%	46%	54%	100%	23%	77%
Consumed per Year/Years Remaining		192.00	5.9	5.9	1.4	4.6

Figure 7

