

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 23, 2018

Item 23, Report No. 18, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on May 23, 2018, as follows:

By approving the following:

- 1) ***That the recommendation contained in the following resolution be approved:***

Whereas, an application to develop a portion of the Board of Trade Golf Course lands has been withdrawn but is expected to be re-submitted at some future as yet unspecified date; and

Whereas, local residents are concerned that trees other than those identified as hazardous to the public may be removed from the site while the application is in abeyance and prior to the completion of the current consultation with golf course and nursery operators as to whether trees on such sites should be covered by the Private Property Tree Protection By-law;

It is therefore recommended:

1. ***That appropriate staff be directed to request the owners of the Board of Trade Golf Course to formally agree in writing to abide by the provisions of the Private Property Tree Protection By-law as a gesture of good faith toward neighbouring residents, and to do so until such time as the consultations referenced above is concluded and Council takes what action it deems appropriate in light of said consultations; and***
2. ***That failing agreement with the above, that appropriate staff be directed to bring forward no later than the Committee of the Whole meeting of June 5, 2018, a site-specific by-law that subjects the said lands to the provisions of the Private Property Tree Protection By-law, until such time as the consultations referenced above is concluded and Council takes what action it deems appropriate in light of said consultations.***

~~*2) That recommendation 1. contained in the resolution provided by Councillor Carella dated May 8, 2018, be replaced with the following amended recommendation:~~

- ~~1. That staff be directed to undertake such studies, which may include, subject to an appropriate funding source being identified and consistency with the Official Plan, a cultural heritage landscape evaluation, an environmental impact study, an economic analysis, a comprehensive land use analysis, health impact analysis, and a~~

.../2

* Amended at the Council meeting of June 19, 2018 under Minute No. 92.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 23, 2018

Item 23, CW Report No. 18 – Page 2

~~*community impact assessment, and retain such consultants as are necessary to address the above City-wide land use planning concerns and prepare any recommended amendments to the City's land use planning policies in respect of infill developments; and~~

3) *That the following communications be received:*

- C3** *Mr. David Donnelly, Donnelly Law, Carlaw Avenue, Toronto, dated May 8, 2018;*
- C11** *Mr. David Donnelly, Donnelly Law, Carlaw Avenue, Toronto, dated May 11, 2018;*
- C15** *Mr. Mark Yarranton, KLM Planning Partners Inc., Jardin Drive, Concord, dated May 22, 2018;*
- C16** *Dr. Laura Vecchiarelli-Federico, Keep Vaughan Green, dated May 22, 2018; and*
- C19** *Keep Vaughan Green Board of Director, dated May 23, 2018.*

23 COMMUNITY IMPACT REVIEW OF BOARD OF TRADE GOLF COURSE DEVELOPMENT PROPOSAL

The Committee of the Whole recommends:

- 1) That recommendations 1 and 3 contained in the following resolution provided by Councillor Carella dated May 8, 2018, be approved:

Whereas, applications to develop large parcels of infill lands across the City of Vaughan may have adverse effects on the public interest, a review of City planning policies in light of the potential for such large-scale projects is in order; and

Whereas, policies in the Vaughan Official Plan 2010 (VOP 2010) regarding large-scale infill in existing community areas do not contemplate large scale infill projects, a review of policies to determine whether amendments should be made to address such proposals in future, in order to have the appropriate policy context in place to properly consider such applications; and

Whereas, applications that constitute large-scale infill within any well-established and stable residential community may be defined, as is typical in Vaughan, by valley-tableland settings and open spaces, which may be appropriate for designation as a cultural heritage landscape with resulting amendments to the VOP 2010; and

.../3

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CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 23, 2018

Item 23, CW Report No. 18 – Page 3

Whereas, greater consideration of the impact of large-scale infill developments on natural heritage systems and features is required to determine whether the current VOP 2010 policies should be amended to address the implications of large-scale infill development adjacent to natural heritage systems; and

Whereas, it is a matter of provincial interest that land use planning policies and decisions advance the orderly development of safe and healthy communities in every part of Vaughan, and therefore potential impacts of any large-scale infill development on existing community health, well-being and safety should be considered; and

Whereas, deputants heard on this matter today have identified other significant issues, such as, first nations imprints, conservation stewardship, mental health impacts, that deserve consideration for further studies; and

Whereas, a review of large infill projects as constituted herein merits the broadest possible title, such that what is described above, shall be designated the community impact review.

****It is therefore recommended:***

- ~~1. That staff be directed to undertake such studies and retain such consultants as are necessary to address the above City-wide land use planning concerns and prepare any recommended amendments to the City's land use planning policies in respect of infill developments; and~~
- ~~3. That the necessary funding source be identified.~~
- ~~*2) That should an application for these lands be submitted before the studies are completed, staff immediately report to Council;~~
- 3) That the confidential recommendation of the Committee of the Whole (Closed Session) meeting of May 8, 2018, be approved;
- 4) That the member's resolution submitted by Councillor Carella, dated May 8, 2018, be received;
- 5) That the following Deputations and Communications be received:
 1. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg;
 2. Ms. Josie Fedele, West Woodbridge Homeowners Association Inc., Albany Drive, Woodbridge;

.../4

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CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 23, 2018

Item 23, CW Report No. 18 – Page 4

3. Mr. Tony Lorini, Greater Woodbridge Ratepayers Association, Ayton Crescent, Woodbridge;
 4. Dr. Laura Federico, Keep Vaughan Green, Waymar Heights Boulevard, Woodbridge;
 5. Ms. Daniela Costantini, Keep Vaughan Green, Kilmuir Gate, Woodbridge;
 6. Mr. Andre Willi, Keep Vaughan Green, Ampezzo Avenue, Vaughan;
 7. Ms. Paola Crocetti, Keep Vaughan Green, Kilmuir Gate, Woodbridge;
 8. Mr. Jamie Maynard, Woodbridge Village Ratepayers Association, William Street, Woodbridge;
 9. Mr. Hatem Abouelnile, Keep Vaughan Green, Kilmuir Gate, Vaughan;
 10. Ms. Pina Sacco, Village of Woodbridge Ratepayers Association, Amos Maynard Circle, Woodbridge;
 11. Mr. Furio Liberatore, Princess Isabella Court, Maple;
 12. Mr. Nick Pinto, West Woodbridge Homeowners Association Inc., Mapes Avenue, Woodbridge; C12, deputation material, and C13 Petition, both submitted at the meeting;
 13. Mr. David Donnelly, Donnelly Law LLP, Keep Vaughan Green, Carlaw Avenue, Toronto, and Communication C9, dated May 8, 2018;
 14. Mr. Bob Moroz, Keep Vaughan Green, Kilmuir Gate, Vaughan;
 15. Mr. Adriano Volpentesta, America Avenue, Maple;
 16. Mr. Mario Dinardo, Appian Way, Woodbridge; and
 17. Ms. Michaela Barbieri, Campania Court, Vaughan; and
- 6) That the following Communications be received:
- C1. Presidents of Keep Vaughan Green, Village of Woodbridge Ratepayers Association and West Woodbridge Homeowners Association, dated April 18, 2018;
 - C2. Memorandum from the Deputy City Manager, Planning

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 23, 2018

Item 23, CW Report No. 18 – Page 5

and Growth Management, Director of Development Planning and City Solicitor, dated April 27, 2018;

C3. Steven Del Duca, MPP Vaughan, Rutherford Road, Woodbridge, dated May 1, 2018;

C6. Confidential Memorandum from the City Solicitor, dated May 7, 2018; and

C10. Memorandum from the Director of Development Planning, dated May 8, 2018.

Member's Resolution

Submitted by Councillor Tony Carella

Whereas, Clubhouse Properties Inc. has submitted to the City of Vaughan a proposal to amend the Vaughan Official Plan 2010 with respect to the property known municipally as 20 Lloyd Street (the Board of Trade Golf Course), to re-designate portions of the lands from “Private Open Space” to “Low Rise Residential”, “Infrastructure and Utilities”, “Parks”, and “Natural Areas”, to permit a (1) low-rise residential development (of approximately 660 units on 100 acres, or an average of 6.6 units per acre); (2) continued operation of a golf course and associated uses, and (3) public parks; and

Whereas, the proposal is located in an area where the surrounding lands have featured low-rise residential units for upwards of thirty-five years and more; and

Whereas, there has been significant community concern expressed identifying potential impacts of a development of this size and scope on the existing stable residential fabric of the community;

Whereas, the development review process provides for community input and response; and

Whereas, the application is in the early stage of review;

It is therefore recommended:

1. That staff provide a preliminary report on the status of the application and the reports submitted in support of the application;
2. That the preliminary report identify the community concerns and whether they have been considered in the reports submitted in support of the application;
3. That staff identify any community concerns that have not been addressed and that these concerns be referred to the applicant for comment and response;

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 23, 2018

Item 23, CW Report No. 18 – Page 6

4. That peer reviews coordinated by the City be undertaken in accordance with Section 10.1.3.5 of Vaughan Official Plan 2010, where necessary, to assist in the analysis of the studies submitted in support of the application, at the expense of the applicant;
5. That based on the outcome of the staff and agency and peer review process along with input from the public, the City initiate a Community Impact Review prepared by a party or parties qualified to do so, in accordance with a scope of work to the satisfaction of the Deputy City Manager Planning and Growth Management; and that Council allocate the necessary budget based on the approved scope of work;
6. That the Review focus on issues related to soft services such as community facilities, potential impacts on quality of life and the means of achieving a compatible integration of the new and old development;
7. That the Review will not specifically address hard services (water, sewers and stormwater management) and traffic and transportation as they will be considered in other required reports. However, such matters may be considered as inputs where they play a role affecting community amenity and quality of life;
8. That the party or parties charged with conducting the Review will solicit, receive, and consider any and all information, comments, and concerns as provided in writing by anyone having an interest in this matter, such communications to be conveyed to those conducting the study (1) by surface mail or courier to the attention of the City of Vaughan Development Planning Department, 2141 Major Mackenzie Drive, Vaughan ON L6T 1A1 or (2) by electronic mail to developmentplanning@vaughan.ca and in either case marked "Re: Board of Trade Development "Community Impact Review" no later than a date as may be specified by the Development Planning Department; and
9. That the results of the Review be incorporated into the Development Planning Department's technical report on this and any other applications



MEMBER'S RESOLUTION

Meeting/Date: COMMITTEE OF THE WHOLE – MAY 8, 2018

Title: COMMUNITY IMPACT REVIEW OF BOARD OF TRADE GOLF COURSE DEVELOPMENT PROPOSAL

Submitted by: Councillor Tony Carella

Whereas, Clubhouse Properties Inc. has submitted to the City of Vaughan a proposal to amend the Vaughan Official Plan 2010 with respect to the property known municipally as 20 Lloyd Street (the Board of Trade Golf Course), to re-designate portions of the lands from “Private Open Space” to “Low Rise Residential”, “Infrastructure and Utilities”, “Parks”, and “Natural Areas”, to permit a (1) low-rise residential development (of approximately 660 units on 100 acres, or an average of 6.6 units per acre); (2) continued operation of a golf course and associated uses, and (3) public parks; and

Whereas, the proposal is located in an area where the surrounding lands have featured low-rise residential units for upwards of thirty-five years and more; and

Whereas, there has been significant community concern expressed identifying potential impacts of a development of this size and scope on the existing stable residential fabric of the community;

Whereas, the development review process provides for community input and response; and

Whereas, the application is in the early stage of review;

It is therefore recommended:

1. That staff provide a preliminary report on the status of the application and the reports submitted in support of the application;
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8. That the party or parties charged with conducting the Review will solicit, receive, and consider any and all information, comments, and concerns as provided in writing by anyone having an interest in this matter, such communications to be conveyed to those conducting the study (1) by surface mail or courier to the attention of the City of Vaughan Development Planning Department, 2141 Major Mackenzie Drive, Vaughan ON L6T 1A1 or (2) by electronic mail to developmentplanning@vaughan.ca and in either case marked "Re: Board of Trade Development "Community Impact Review" no later than a date as may be specified by the Development Planning Department; and
9. That the results of the Review be incorporated into the Development Planning Department's technical report on this and any other applications made with respect to proposed development of the subject lands.

Respectfully submitted,

Tony Carella, FRSA
Councillor, Ward 2/Woodbridge West